# the Exchange

Eastern Washington

January 8-14, 2026

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*Details & Online Application at*
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**TINY TOY MINI AUSSIE FEMALE!**
She's a little firecracker! Red tri, ready now, she comes with first shots, dewormed, vet checked & very very social! Holiday special, $800. 509-475-4880 Spokane

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Great weekly rates: studio, $349; 1 or 2 bedroom, $399. 13504 W. Sunset Highway, Airway Heights. Call 509-481-7338

**NORTHSIDE SPOKANE GARAGE SALE**
Friday & Saturday, January 9 & 10, 9am-3pm each day. 8508 N. Atlantic Avenue, Spokane 99208. Tools, household goods, collectibles & more!

**LOCAL RAW HONEY IN 1 LB. TO 4 GALLON QUANTITIES**
At Chase Honey is so good! Beeswax candles, lip balm, lotion bars, huckleberry & other flavors of honey, creamed honey. Call 509-927-8627 or 509-979-0479 for appointment, 6529 N. Idaho Rd. Newman Lake, WA. www.ChaseHoneyCompany.com You can now find our products at The Great Northwest Vendor Mall & Famous Joe's Vendor Emporium in Spokane

**NEED CASH? BUYING OLD SILVER DOLLARS & COINS**
Also gold, scrap & dental gold. Call or come in for a free quote or questions. 641 W Garland, Spokane. www.RedLineCoins.com 509-327-9402

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We are your One Stop Shop for buying a quality used appliance with a warranty or dropping off your unwanted appliance. Refrigerators $289 & up, washers $289 & up, Stoves $189 & up, Dryers $100 & up, freezers & more! *Prices may vary on stock. Call us at 509-487-8209. Appliance Warehouse, 5302 N Haven St, Spokane

**INTRODUCING LAKE STREET MARKET IN REARDAN**
At the Community Hall, 120 N. Lake Street. Shop local, pop-in & shop! Saturday market dates: January 10, February 21. www.ReardanCommunityHall.com

**AN APPLE A DAY KEEPS THE DOCTOR AWAY!**
All apple varieties are now ready at Thacker's Orchard! Romes, Red & Golden Delicious, Empire, Crispin, Jonathan, Gala, Cortland. Beautiful fresh crop, it's time for some apple pie! Thacker's Orchard, 17015 E. Valleyway at Flora, Spokane Valley. Mon-Sat, 9am-5pm; Sunday, 11am-4pm. 509-926-7904

**COMIC BOOKS WANTED**
Paying cash, large or small collections, any age but the older the better. Fair cash offers, call Rob 208-920-1362

**2015 RAZOR 4X4**
Excellent condition, lots of extras $6000 or best offer 509-325-1877 Spokane

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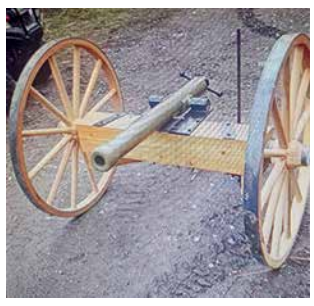
Two Blenheim Cavalier King Charles Spaniels, one chocolate & tan Cavalier King Charles Spaniel, one merle, Mini Poodle & a blue merle Miniature Poodle. All AKC registered, DNA health tested, OFA's. Call or text for more details, 509-954-1650 Spokane



**YARD ORNAMENT GOLF BALL CANNON UTILIZING BLACK POWDER**
Heavy wall yard ornament golf ball cannon utilizing black powder, heavy wall Shelby tubing, 1.75 golf ball cannon, Pennsylvania Amish Wheels, 3' in diameter. Barrel length is 3', weight is approx. 300lbs, $3500. Please call Ron 509-937-2465 Valley

**NEW SEAHAWKS CAPS ONLY $10 AT THE TROVE**
Limited supply, hurry! Browse our three floors of treasures & other collectibles! Large selection of books, gifts, music, candy, tools, vintage, jewelry, toys, glass, coins, knives, signs, automotive items, ephemera, video games, vinyl records, cassettes, CDs & so much more! Garland Treasure Trove, 811 W. Garland, Spokane. Stop in & find a treasure! Reg. hours: Tues-Sat., 11am-5pm. 509-863-9738 Spokane

**REVERSE MORTGAGE**
A Better Way to Retire! Call 208-762-6887. Local representative, free information. Larry Waters, NMLS #400451. Mutual of Omaha Mortgage, NMLS #1025894. (These materials are not from, or approved by, HUD or FHA. Subject to Credit Approval.) M00MR.1219.23. Equal Housing Lender. Serving Idaho & Washington

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*All appliances come with a 90 day warranty.*

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# GARAGE/ ESTATE SALES, EVENTS & AUCTIONS


J. STOUT AUCTIONS

**NO RESERVE**

**MONTHLY AUCTIONS:**

Jan. 28 & 29 | Feb. 25 & 26

*JStoutAuction.com | 888.230.8840*


**NORTHSIDE SPOKANE GARAGE SALE**
Friday & Saturday, January 9 & 10, 9am-3pm each day. 8508 N. Atlantic Avenue, Spokane 99208. Tools, household goods, collectibles & more!

**RIVER CITY RECOVERY & TOWING**
Abandoned Vehicle Auction Thursday, January 15, 2026. 3927 E. Wellesley Avenue, Spokane 99217. Preview 11am, Auction 12pm. 2002 Suzuki SL7, 1997 Jeep Wrangler, 2011 Lincoln MKX, 1995 Honda Accord, 2008 Nissan Altima, 2002 Jeep Liberty, 1985 Nissan 720, 2002 Subaru Legacy

**ABANDONED VEHICLE AUCTION**
Shull's Towing, 25899 Hwy 97 S., Brewster at 12pm on Thursday, January 15, 2026 will auction 1 vehicle. Information available at office. Viewing 1 hour prior to auction. RTTO #5960. 509-689-2292

**PRO-TOW ABANDONED VEHICLE AUCTION**
PRO-TOW Auburn, PRO-TOW Maple Valley, PRO-TOW Spokane will sell to the highest bidder 26 vehicles beginning 9am on January 8, 2026 at www.Auction.Pro-Tow.com. Viewing available now, email auction@pro-tow.com

**INLAND NORTHWEST RAIL MUSEUM OPEN SATURDAYS ONLY**
In January from 10am-5pm. Ride our 2' gauge train, learn the history of Inland Northwest Railroading, view memorabilia, drive a railroad spike, see model trains run, tour the museum train & have fun! 27300 Sprinkle Road, Reardan. 25 miles West of Spokane on Hwy 2 at 231 S. 509-796-3377 www.InlandNWRailMuseum.com

**ABANDONED VEHICLE AUCTION**
By Bee-Line Frame & Axle. Friday, January 9 at 2pm, viewing starts at 1pm. 715 E. 5th Avenue, Moses Lake. 509-765-3448

**VINTAGE GALORE**
Friday & Saturday, January 9 & 10, 9am-3pm; Sunday, January 11, 9am-12pm. 6505 N. Victor Street, Spokane 99208. Numbers will be handed out at 7am Friday only at the address provided, with limited entrance at the beginning of sale. We accept most credit cards, debit cards, Google pay, Cash App, we do not accept Venmo or checks. Beautiful fabric couches, gliding rocker with foot stool, bed set, vintage wooden furniture set, vinyl records, framed pictures, tapestry, lamps, vintage ceramic white lighted Christmas tree, vintage Christmas decorations, vintage glassware, silverware, jewelry, artwork, dining table with matching china hutch, vintage bar stools, vintage bar signs, vintage quilts & clothing, vintage military clothing, boots & patches, vintage military sleeping bag, vintage duffel bags, vintage wall paper, vintage musical instruments, beer steins, stereo equipment, vintage bowling bags, vintage train set, Hepplewhite style mahogany vitrine display cabinet with glass shelves, kegerator with keg, washer & dryer, long bows & arrows, BBQ, like new lift chair, fishing poles, bike, ladders, appliance dolly, speakers, tackle boxes, bistro table & chairs, tools, power tools, sleeping bags, lawn chairs, books, 12v cooler, ammo, fans & much more to come & see. This home will be going on the market

**VEHICLE AUCTION**
Bulldog Towing LLC. Thursday January 15. Veiwing starts at 1pm. Sale starts at 2pm. 4727 N. Myrtle St, Spokane. 2003 VW Passat; 2003 Chevy Suburban; 2000 VW Jetta; 1992 Olds 88; 1998 Sub legacy; 1989 Acura Integra; 1998 Dodge Dakota; 2008 Chevy Uplander; 2003 GMC Sonoma; 1998 Olds Aurora; 1998 Dodge Neon; 2009 Honda Odyssey

**NORTH SIDE SPOKANE ESTATE SALE**
Friday & Saturday, January 16 & 17, 9am-5pm. Contempo Mobile Home Park, 1205 E. Lyons Avenue #20. Vintage collectible cars, Coco-Cola/ Pepsi collectibles, vintage replicas: Texaco gasoline tank, Crosley 1950's payphone: Musalm Thomas Series limited edition; Arthur Sarnoff pictures collection, TVs, furniture, new men's boots, tools, vinyl records, lots of kitchen & craft items

**NEED CASH? BUYING OLD SILVER DOLLARS & COINS**
Also gold, scrap & dental gold. Call or come in for a free quote or questions. 641 W Garland, Spokane. www.RedLineCoins.com 509-327-9402

**BUYING ESTATE CONTENTS**
www.AbesDiscount.com for details, 509-939-9996, Spokane. Also buying old stuff. Call for flyer or see www.IBuyOldStuff.com Fair, honest & baloney free

**BIGFOOT RECORDS IN THE GARLAND DISTRICT HAS 2000+ NEW VINYL**
Records & CDs in stock, as well as used vinyl, CDs, cassettes, stereo equipment & clothing! Always buying, willing to travel to you! Closed Mondays & Tuesdays, Weds-Saturday, 10am-5pm; Sundays, 10am-3pm. 905 W. Garland Avenue, Spokane. Store, 509-325-0486; Mike cell, 509-342-6208 Spokane https://BigFootRecordsSpokane.com/

**ST. JOSEPH SEMI ANNUAL USED BOOK SALE**
3720 E. Colbert Road, Colbert. Saturday, January 17 & 24 9am-2pm, Sunday, January 18 & 25, 9am-12pm. Cost is by donation only, except for resellers. For more information call Peggy 509-464-1102

**YOU'LL FIND GREAT LUNCH SPECIALS AT CHINESE GARDENS!**
Come see us at 5207 E Trent, Spokane. Or call in your order 509-534-8491. We're open 6 days a week, closed on Tuesdays

**GUN SHOW IN COEUR d'ALENE, IDAHO**
Saturday, January 10, 9am-6pm; Sunday, January 11, 9am-3pm. Kootenai County Fairgrounds, 4056 N. Government Way, Buildings 1, 2 & 3, Coeur d'Alene, Idaho. Sponsored by Lewis Clark Trader. www.LewisClarkTrader.com Information, 208-553-8093

**CONSIGN SOON FOR OUR NEXT ONLINE AUCTION MARCH 27**
Auction Northwest is always accepting consignment of equipment, vehicles, tools, ATVs, building supplies, trailers, RVs, farm implements, surplus & more. Unsure if we will consign something? Just give us a call! We strive to provide a great experience & trusted service to both consigners & buyers with our Online Equipment Auctions. We also do online & in-person auctions for business liquidations & entire estates. We are located at 3156 N. Beck Road, Post Falls, Idaho. Open Tuesday through Friday, 8am-4pm. Contact info@auction-nw.com or call 208-994-6003. To register & see photos: www.AuctionNorthwestLLC.HiBid.com

## SALES & AUCTION INDEX

### SALES & EVENTS

| | | |
|---|---|---|
| Jan. 8 & 9, 9am-3pm | Owens Estate Sale | 1514 S. Flint Rd, Airway Heights |
| Jan 9 & 10, 9am-3pm | Northside Spokane Garage Sale | 8508 N. Atlantic Avenue, Spokane |
| Jan. 9 & 10, 9am-3pm & Jan. 11, 9am-noon | Vintage Galore | 6505 N. Victor Street, Spokane |
| Jan. 16 & 17, 9am-5pm | Northside Spokane Estate Sale | Contempo Mobile Home Park, 1205 E. Lyons Avenue #20 |
| Jan. 17 & 24, 9am-2pm | St. Joseph Semi Annual Used Book Sale | 3720 E. Colbert Road, Colbert |
| Jan. 22 & 23, 9am-3pm | Owens Estate Sale | 1514 S. Flint Rd, Airway Heights |
| Feb. 1, 12pm | Owens Estate Sale | 1514 S. Flint Rd, Airway Heights |

### AUCTIONS

| | | | |
|---|---|---|---|
| Jan. 8, 9am | online | Pro-Tow Abandoned Vehicle Auction | www.Auction.Pro-Tow.com |
| Jan. 8, 12pm | Okanogan | Randy's Towing | 2135 Elmway |
| Jan. 9, 4:30pm | Post Falls | Premier Auction | 674 N. Pleasant View |
| Jan. 9, 2pm | Moses Lake | Abandoned Vehicle Auction | 715 E. 5th Avenue |
| Jan. 10, 10am | Wenatchee | Timberline Towing & Recovery | 3518 US Highway 97A, Suite B |
| Jan. 14, 12pm | Spokane | Nelson's Towing Auction | 808 E. Houston Avenue |
| Jan. 15, 1pm | Spokane | Bulldog Towing LLC | 4727 N. Myrtle St |
| Jan. 15, 12pm | Okanogan | Randy's Towing | 2135 Elmway |
| Jan. 15, 12pm | Spokane | River City Recovery & Towing | 3927 E. Wellesley Avenue |
| Jan. 15, 12pm | Spokane | Cloverleaf Towing | 3927 E. Wellesley Avenue |
| Jan. 15, 12pm | Brewster | Shull's Towing | 25899 Hwy 97 S. |
| Jan. 18, 12pm | Airway Heights | Owens Estate Sale | 1514 S. Flint Rd |
| Jan. 28, 8:30am | livestream online | J Stout Auctions | https://www.jstoutauction.com |
| ENDING Jan. 29, 8:30am | timed online | J Stout Auctions | https://www.jstoutauction.com |

CLIP & SAVE • IN PRINT & ONLINE EVERY THURSDAY

the Exchange

Call: **509-922-3456 or 800-326-2223**
Text: **509-922-3456**
**5111 E. Trent Ave. Spokane, WA 99212**


**OWENS GALLERY Schedule**

***OUR NEW LOCATION***
**1514 S. Flint Rd, Airway Heights**
*The Triumph Building off Hwy 2 next to the Rusty Moose*

***GET READY FOR JANUARY!***

**ESTATE SALE:**
**Thursday & Friday, January 8 & 9 at 9am - 3pm**

**OVER 10,000 SQUARE FEET OF QUALITY ESTATE PERSONAL PROPERTY.**
**WE HAVE ADDED MORE, MORE & MORE!!!**
**ALL PRICED AND READY TO SELL!**

***Including: "The Important Estate of a Local Prominent, Lifetime Collector & World Traveler"***

NEW HIGHLIGHTS INCLUDE:
Complete Woodworking Shop, Persian Rug Collection, 100 Silver $'s
PLUS MORE QUALITY: Furniture, Furnishings, Antiques/Collectibles, Sculptures, Fine Jewelry, China/Porcelain, Glassware, Sports, Clocks, Books, Asian, Fine Art, Displays, More - More - More!!!

*An Overwhelming Estate Inventory*
**View 100's of photos every Tuesday evening at *www.OwensAuction.com***

**FUTURE SALES:**
- **ESTATE AUCTION: Sunday, January 18 at 12 Noon**
- **ESTATE SALE: Thurs. & Fri., January 22 & 23 at 9am - 3pm**
- **ESTATE AUCTION: Sunday, February 1 at 12 Noon**

***Follow us on Facebook, Marketplace, & The Exchange Media***
***Jeff Owens* • 509-891-9935** CASH, CHECK, VISA/MC

# GARAGE/ ESTATE SALES, EVENTS & AUCTIONS

**JJ'S ESTATE SALE & AUCTION SERVICE**
Is now scheduling sales for 2026. We can help you handle your Personal or Business Auction or Estate Sale. We take pride in what we do & helping people in Washington & Idaho. Free consultations! Call or text Rich, 509-218-2142

**CONSIGN SOON FOR OUR NEXT ONLINE AUCTION MARCH 27**
Auction Northwest is always accepting consignment of equipment, vehicles, tools, ATVs, building supplies, trailers, RVs, farm implements, surplus & more. Unsure if we will consign something? Just give us a call! We strive to provide a great experience & trusted service to both consigners & buyers with our Online Equipment Auctions. We also do online & in-person auctions for business liquidations & entire estates. We are located at 3156 N. Beck Road, Post Falls, Idaho. Open Tuesday through Friday, 8am-4pm. Contact info@auction-nw.com or call 208-994-6003. To register & see photos: www.AuctionNorthwestLLC.HiBid.com

**LOOK WHO FLEW INTO OVER THE MOON RELICS TO SEE WHAT'S**
Flying off our shelves? We're adding a box of new items for you every weekday. More Marvel action figures will be coming in next week! Speaking of flying off the shelves, we are starting to look for nice older collections to purchase from toy collectors like you. We are back to our regular hours: Closed Monday; Tuesday-Thursday 12pm-5:30pm; Friday 12pm-6pm; Saturday 11am-5pm; Sunday 1pm-4pm. We loved receiving all the phone calls last week checking on items, keep it up, you never know when something might pop into the store! Thank you all for the great start towards our 2026 annual goal! 604 W. Garland Avenue, Spokane. 509-998-7660

**CLOVERLEAF TOWING ABANDONED VEHICLE AUCTION**
3927 E. Wellesley Avenue, Spokane 99217. Thursday, January 15, 2026. Preview 11am, Auction 12pm. 2006 BMW 530, 2012 Honda CRV, 2007 Ford Escape, 2012 Jeep Patriot, 2001 Hyundai Santa Fe, 1975 GMC 20, 2015 Dodge Journey, 2005 Volvo XC90, 1979 Chevy Van

**OWENS GALLERY**
Thursday & Friday, January 8 & 9, 9am-3pm. New Highlights include: Complete Woodworking Shop, Persian Rug Collection, 100 Silver $'s. Plus More Quality: Furniture, Furnishings, Antiques/Collectibles, Sculptures, Fine Jewelry, China/Porcelain, Glassware, Sports, Clocks, Books, Asian, Fine Art, Displays. Over 10,000 square feet of quality estate personal property. We have added More, more, more! Including: The important Estate of a local prominent, lifetime collector & world traveler. Our new location, 1514 S. Flint Rd, Airway Heights. The Triumph Building off Hwy 2 next to the Rusty Moose. View 100's photos Tuesday evening at www.OwensAuction.com 509-891-9935

**IN ACCORDANCE WITH THE REVISED CODE**
Of Washington (RCW 46.55.130), Randy's Towing #5244 will sell to the highest bidder the following vehicles on Thursday, January 15, 2026 at 12pm. Prior inspection will be from 11am until 12pm. This company can be contacted at 509-422-3170 for questions regarding this auction. The sale location is: 2135 Elmway, Okanogan. CAT Road Paver, 8BM00417; 1999 Dodge Ram 2500, D6227-0E, #3B7KF23W8XG194-379; 1987 Ford F-150, A95257T, #1FTEF14Y2H-PA62786; 1994 Chevrolet Blazer, #1GNEK18K4RJ4-24582; 2011 Saab 9-3 Sportcombi, CDM8251, #YS3FD5BY3B1313662; 2003 Volkswagen Jetta, CJJ9719, #3VWSK69M9-3M148061; 2008 BMW 5-Series, CPG7889, #WBAN-V935X8CZ67175; 2005 Toyota Camry, BKW2802, #JTDBE30K953024414; 1968 Chevy 4Pickup, U92266, #CE148F141496

**NELSON'S TOWING AUCTION**
Wednesday, January 14. Viewing at 11am & bidding at 12pm. 808 E. Houston Avenue, Spokane. 2002 Dodge Ram 1500, silver; 1997 Jeep Grand Cherokee, silver; 2009 Toyota Pruis, gray; 1989 Geor 32/MH, tan; 2007 Dodge Caliber, silver; 2008 Chevrolet Colorado Pickup, red; 1995 Nissan Truck, green; 2007 Homemade Utility Trailer; 2005 Chevrolet Tahoe, tan; 2007 Chevrolet TrailBlazer, maroon; 2005 Honda Accord, white; 2007 Jeep Compass, green; 2010 Dodge Caravan, black; 2011 Chevrolet Malibu, silver; 2009 Mini Cooper, gold; 2008 Chrysler PT Cruiser, silver

**NEW SEAHAWKS CAPS ONLY $10 AT THE TROVE**
Limited supply, hurry! Browse our three floors of treasures & other collectibles! Large selection of books, gifts, music, candy, tools, vintage, jewelry, toys, glass, coins, knives, signs, automotive items, ephemera, video games, vinyl records, cassettes, CDs & so much more! Garland Treasure Trove, 811 W. Garland, Spokane. Stop in & find a treasure! Reg. hours: Tues-Sat., 11am-5pm. 509-863-9738 Spokane

**VINTAGE ITEMS, ESTATE FURNITURE**
Mission oak recliners, large hardwood dining room table & chairs & 2 leaves, bakers rack, four piece Pyrex mixing bowl set, leather recliner, swivel rocker, 35" wide roll top desk, vintage U.S. military backpack, old wood snow skis with bamboo poles, tabletop loom, stoneware water cooler, 1920's mirror back oak sideboard, painted farmhouse hutch, accent tables, curio cabinets, buffets, antique dressers, 19 cu.ft. upright freezer, Pendleton Beaver State wool friendship blanket, student desks, office chairs, Suncast 2 door deck/ patio cabinet, La-Z-Boy lift chair recliner, craft/ sewing room items. Visit our "store full of ideas" today! Red Barn Second Hand, 490 West 2nd Avenue, Colville, Monday-Saturday, 9am-5:-30pm. For questions or more information please give us a call at 509-684-8995

**I BUY OLD STEREOS & OLD WATCHES**
Looking for receivers, tuners, amps, cassette decks, reel-to-reel, turntables, speakers, boombboxes, etc. Also buying vinyl records. Call or text with pictures, save my number! 208-691-1073 Post Falls

**GOLD & SILVER COINS**
Buy, sell, trade, loan. Lizzy's Coins & Jewelry, 123 Palouse Street, Wenatchee. 509-662-8521

**AUDRI'S ATTIC IS HAVING THREE AMAZING SALES THIS MONTH!**
A High End Estate Sale, a Gold & Silver Jewelry sale & then a sale just South of Spokane in the Eagle Ridge neighborhood. Please watch our website & ads in the Exchange for details & updates! We wish you all a Happy New Year & look forward to seeing you all soon! www.AudrisAttic.com

**WE BUY MODERN TO ANTIQUE BOOKS!**
Specializing in the rare & unusual, most genres & subjects wanted, comic books too! House calls available for larger collections. Call 509-863-7040. Giant Nerd Books, 607 W. Garland, Spokane

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**BUYING VINYL MUSIC RECORDS, LPs, ALBUMS & AUDIO EQUIPMENT**
Buying vinyl records, CD's, cassette tapes, & collections, 33/45/78 RPM, all genres. Don't hesitate to text or call. Will travel. Joel, 509-710-3749 Spokane

**COME ON DOWN TO PREMIER AUCTION CENTER THIS FRIDAY**
January 9 for our January Live Auction! 674 N. Pleasant View in Post Falls. We have a great lineup this Friday including firearms, ammo, knives, jewelry, die cast, electronics, tools, lots of yarn & rug making materials, instruments, a Ford Focus, CdA police bicycles, home furnishings, stacks of comics, some hunting gear, artwork, furniture & more! Our doors open at 3pm for previewing & bidding starts at 4:30pm. Visit our website for more information & pictures, www.PremierAuctionCenter.com

**INTRODUCING LAKE STREET MARKET IN REARDAN**
At the Community Hall, 120 N. Lake Street. Shop local, pop-in & shop! Saturday market dates: January 10, February 21. www.ReardanCommunityHall.com

**CIGARETTE SPECIALS!**

Seneca $27.05 a carton

Winstons & KOOL $25 carton while they last

Natives $24.50

All Varieties

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Three shelves, one glass top shelf you can fit 42" TV on, $15. Set of wooden TV trays, $10 for set; rocking chair, $25. All in good condition, 509-551-8695 Kennewick

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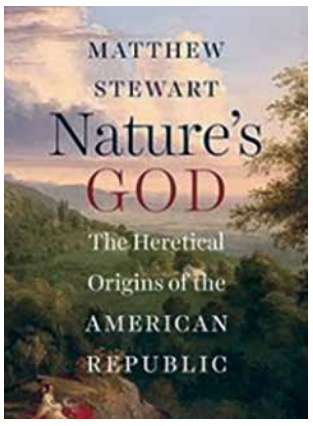


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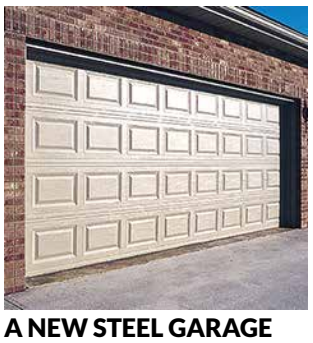

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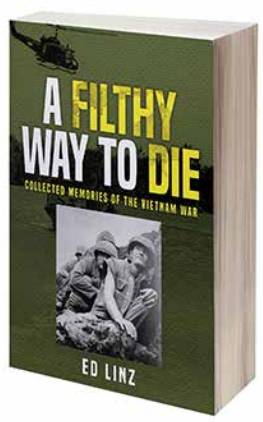


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Music & Dance 7pm-10pm by **Cover to Cover**

**North Side Eagles** - *6410 N. Lidgerwood, Spokane*
Music & Dance 5pm-7pm by **Over Easy**
Music & Dance 7pm-10pm by **Desert Hywy Band**

**Deer Park Eagles** - *12 W. South Ave., Deer Park*
Music & Dance 4:30pm-7pm by **Treble Tones**

**MONDAY, JANUARY 12**

**Corbin Senior Center** - *827 W. Cleveland, Spokane*
Music 7pm-9pm by **TNT**

**TUESDAY, JANUARY 13**

**Corbin Senior Center** - *827 W. Cleveland, Spokane*
No Music or Dance

**VFW 1474** - *2902 E. Diamond, Spokane*
Music & Dance 5-7pm by **Bobby & Tommy**

**WEDNESDAY, JANUARY 14**

**Valley Eagles** - *16801 E. Sprague, Spokane Valley*
Music & Dance by **Desert Rose Band**

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## SPOKANE VALLEY CITY COUNCIL
## TUESDAY, JANUARY 6, 2026 | MEETING RECAP

This week's Spokane Valley City Council meeting began with the pledge of allegiance and approval of an amended meeting agenda to allow for Council comments.

**General Public Comments**

Each week, community members have an opportunity to address Councilmembers for up to three minutes during the General Public Comment period, either at the beginning or end of each meeting, either in person or via Zoom.

**ACTION ITEMS**

**#1 – Council Officer Selections**

Every two years, at the first meeting of the year, Councilmembers are required to select a presiding officer from their number, who then receives the title of Mayor. Following the selection of Mayor, the group selects a Deputy Mayor. The City Clerk described the details of the council officer selection process.

Councilmember Laura Padden was selected by majority to serve as Mayor and Councilmember Tim Hattenburg to serve as Deputy Mayor for 2026 and 2027.

Watch the presentation and view the memo and supporting documents.

**NON-ACTION ITEMS**

**#2 – Franchise Ordinance 26-001 Forget Fiber 37, LLC**

Staff provided background information on a franchise between the City and a utility provider which governs the utility provider's use of public rights-of-way. AT&T Inc. ("AT&T") recently acquired some fiber assets from Lumen Technologies, Inc. ("Lumen"). The deal is set to close in the coming months. Some of the assets and associated facilities are located within the city's rights-of-way. Forged Fiber 37, LLC ("Forged Fiber") is a subsidiary of AT&T, and will receive some of the assets acquired from Lumen. The City may see an expansion of the Forged Fiber network in the coming years. There was discussion about the protections afforded to city streets by the franchise, municipal code, and pavement cut policy. AT&T has reviewed and has agreed to the draft franchise terms. If approved, the franchise will be in effect for ten years, which is consistent with the city's other telecommunication franchises.

The Council reached consensus to place proposed Ordinance 26-001 on a future agenda for a first reading.

Watch the presentation and view the memo and supporting documents.

***About Spokane Valley City Council***

City Council meetings occur most Tuesdays at 6 p.m. at Spokane Valley City Hall, 10210 E. Sprague Avenue, Spokane Valley, and online via Zoom. Meeting agendas and minutes are available at SpokaneValleyWA.gov/Agendas. Community members are invited to attend Council meetings to participate in action items or public comment periods in-person or online. Council meetings are broadcast on Comcast channel 14. Councilmembers are Mayor Pam Haley, Deputy Mayor Tim Hattenburg, Councilmember Rod Higgins, Councilmember Jessica Yaeger, Councilmember Al Merkel, Councilmember Ben Wick and Councilmember Laura Padden. Email the Council at CityCouncil@SpokaneValleyWA.gov or learn more at SpokaneValleyWA.gov/CityCouncil.

***Stay Connected***

Spokane Valley City Hall is open Monday through Friday from 8 a.m. to 5 p.m. Information is available online at SpokaneValleyWA.gov. Sign up to receive email updates about the topics that matter to you most at SpokaneValleyWA.gov/SignUp or follow the city on social media.

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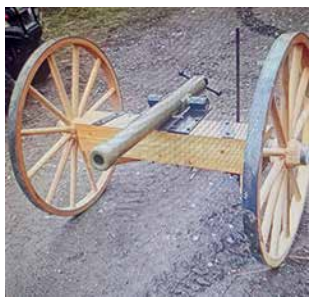

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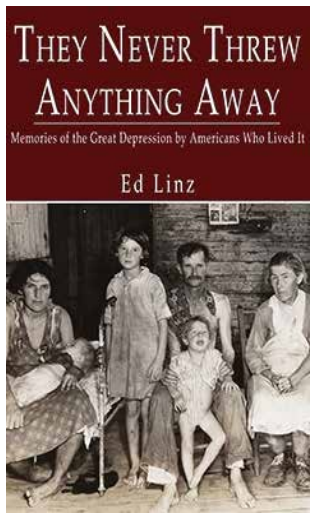


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# LEGAL NOTICES

**IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE**
**ROBIN MASON,**
**Plaintiff,**
**V.**
**OLIVIA JOHNSON, DECEASED; THE ESTATE OF OLIVIA JOHNSON; AND ALL KNOWN AND UNKNOWN HEIRS AND DEVISEES OF OLIVIA JOHNSON, DECEASED;,**
**Defendants,**
**NO: 25205604-32**
**SUMMONS BY PUBLICATION**

The State of Washington to the said: OLIVA JOHNSON, DECEASED; AND THE ESTATE OF OLIVIA JOHNSON; AND ALL KNOWN AND UNKNOWN HEIRS AND DEVISEES OF OLIVIA JOHNSON, DECEASED. You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 4th day of December 2025, and defend the above entitled action in the above entitled court, and answer the complaint of the plaintiff, Robin Mason, and serve a copy of your answer upon the undersigned attorney for plaintiff, Robin Mason, at her office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. The object of the action is to quiet title in real property located in Spokane County, State of Washington.
DATED this 1st day of December, 2025.
Alissa D. Raczykowski, Bar #57148
Attorney for Plaintiff
1500 W. 4th Ave., Suite 408
Spokane, WA 99201
alissa@grlawspokane.com
Date of Publications: 12/4/25, 12/11/25, 12/18/25, 12/25/25, 1/1/26, 1/8/26

**SUPERIOR COURT,**
**STATE OF WASHINGTON,**
**COUNTY OF SPOKANE**
**In the Matter of the Estate of COLLEEN M. SIMMONDS,**
**Deceased.**
**NO. 25402426-32**
**NOTICE TO CREDITORS**
**RCW 11.40.030**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION: December 24, 2025.
/s/ PATRICIA A. SYHLMAN
Presented By:
STAMPER RUBENS, P.S.
/s/ STEVEN O. ANDERSON,
WSBA #34572
Attorney for the Estate Colleen M. Simmonds
West 720 Boone, Suite 200
Spokane, WA 99201

**PLEASE TAKE NOTICE** that a public sale of the personal property, including mobile home, located at 24807 E. Trent Ave SPC 32, Newman Lake, WA 99025-9711, will take place on **January 15, 2026, at 9:00 A.M.** at the following address:
**Sunny Vista Mobile Home Park**
**24807 E. Trent Ave SPC 32**
**Newman Lake, WA 99025-9711**
The landlord will accept any commercially reasonable offer for such property, payable in cash only, and the proceeds of such sale shall be applied to reasonable expenses including unpaid rent pursuant to RCW 60.10.030. If such property be removed from the rented premises, the lien shall continue and be a superior lien on the property so removed, and the lien may be enforced against the property wherever found. In the event the property contained in the rented premises be destroyed, the lien shall extend to any money that may be received by you as indemnity for the destruction of the property.
Law Office of Eric M. Steven, P.S.
1319 W. Dean Ave., Spokane, WA 99201

**PLEASE TAKE NOTICE** that a public sale of the personal property, including mobile home, located at 21725 E. Wellesley Ave, Lot #43, Otis Orchard, WA 99027, will take place on **January 15, 2025, at 3:30 P.M.** at the following address:
**Bona Vista Manufactured Home Park**
**21725 E. Wellesley Ave, Lot #43**
**Otis Orchard, WA 99027**
The landlord will accept any commercially reasonable offer for such property, payable in cash only, and the proceeds of such sale shall be applied to reasonable expenses including unpaid rent pursuant to RCW 60.10.030. If such property be removed from the rented premises, the lien shall continue and be a superior lien on the property so removed, and the lien may be enforced against the property wherever found. In the event the property contained in the rented premises be destroyed, the lien shall extend to any money that may be received by you as indemnity for the destruction of the property.
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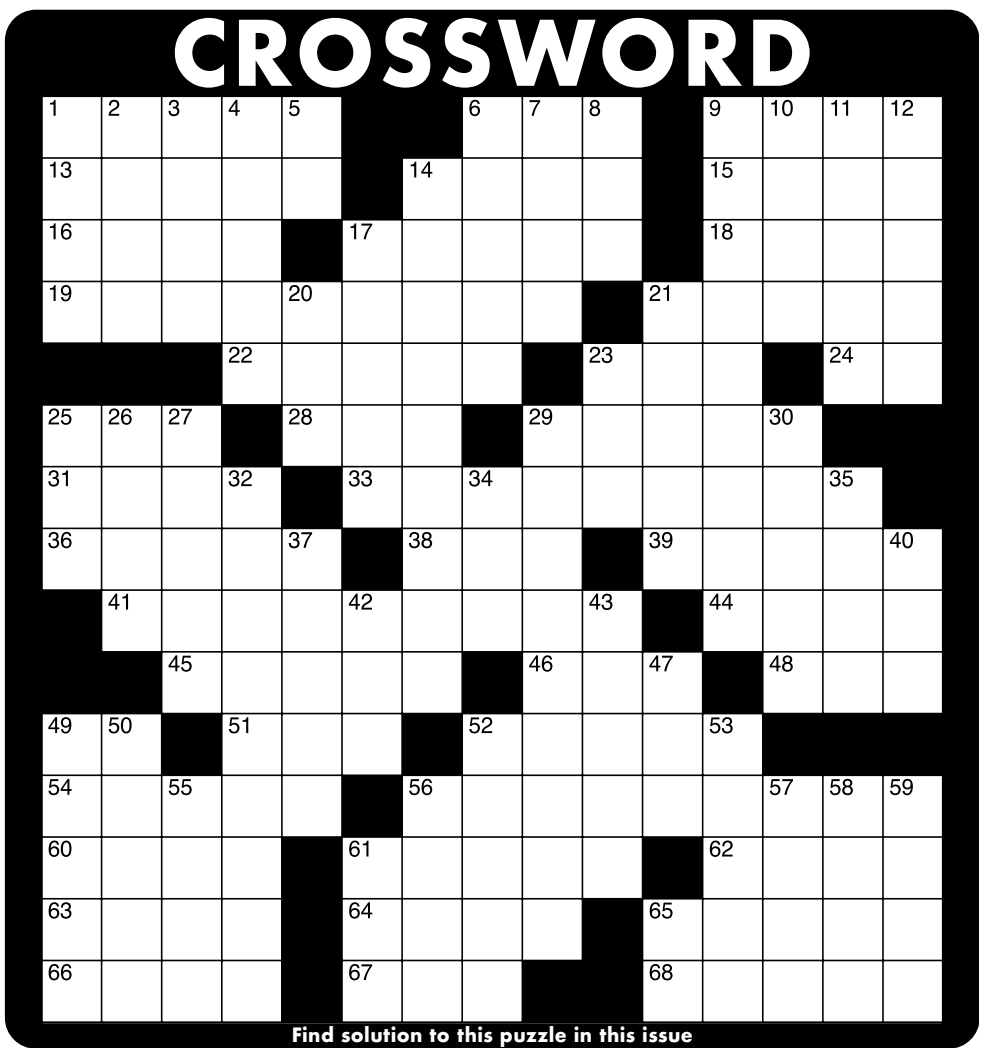
23. Actress Ryan
24. Sodium
25. Swedish castle
28. A lump of slime
29. African antelope
31. Insurance providers
33. Choosy
36. Ringworm
38. Unpolished
39. Drenches
41. Pant style
44. Son of Noah
45. Spiritual being
46. Upton Sinclair novel
48. Journalist Tarbell
49. Popular sports highlight show
51. Born of
52. Rich tapestry
54. S. China seaport
56. State of being unclothed
60. Surrounded by
61. Residue
62. Away from wind
63. Dried-up
64. Visionary
65. A very large body of water
66. Garden tools
67. Screen type
68. Ancient Scandinavian poet

**DOWN**
1. Millisecond
2. Spanish city
3. A sudden very loud sound
4. "The Indiana Jones of beer"
5. Tin
6. Sea eagles
7. Volcanic crater
8. Type of coat
9. Women's apartments in Ottoman palace
10. Divulge a secret
11. Norwegian playwright
12. "It's a Wonderful Life" director
14. Poisonous perennial plant
17. 18-year astronomical period
20. Clothes
21. Places to sit
23. Family of regulator genes
25. New York ballplayer
26. Impressive in size or scope
27. Jacques __, French biologist
29. One from the Big Apple
30. Genus of woolly lemurs
32. Songs to one's beloved
34. Indigenous person of N.E. Thailand
35. Supplemented with difficulty
37. Farewell
40. Investment account (abbr.)
42. One from Utah
43. Begets
47. A male child
49. Break apart
50. Brief appearance
52. Partner to "oohed"
53. A light informal meal
55. Fabric with smooth, shiny surface
56. One billionth of a second
57. Ancient Italian-Greek colony
58. Close tightly
59. Mail out
61. Language
65. Computer characteristic

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**NOTICE OF TRUSTEE'S SALE**
Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-25-1020274-BB** Title Order No.: **CTT25036690** Reference Number of Deed of Trust: **Instrument No. 7276396** Parcel Number(s): **35073.2705** Grantor(s) for Recording Purposes under RCW 65.04.015: **RUBEN RODRIGUEZ AND NICOLE LUCERO, A MARRIED COUPLE, AND LISA CSISZER, AN UNMARRIED WOMAN** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **SUNFLOWER BANK, N.A.** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **Sunflower Bank, N.A.** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **1/16/2026**, at **10:00 AM At the South entrance of the Spokane County Courthouse, located at 1116 W Broadway, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **LOT 5 IN BLOCK 27 OF MOORE'S ADDITION, AS PER PLAT RECORDED IN VOLUME "A" OF PLATS, PAGE 159; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **809 W MONTGOMERY AVE, SPOKANE, WA 99205-4550** Subject to that certain Deed of Trust dated **3/31/2023,** recorded **4/3/2023,** under **Instrument No. 7276396** records of **SPOKANE** County, **Washington**, from **RUBEN RODRIGUEZ AND NICOLE LUCERO, A MARRIED COUPLE, AND LISA CSISZER, AN UNMARRIED WOMAN**, as grantor(s), to **WFG NATIONAL TITLE**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GUARDIAN MORTGAGE, A DIVISION OF SUNFLOWER BANK, N.A., ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **SUNFLOWER BANK, N.A.**, the Beneficiary, under an assignment recorded under Auditors File Number **7431266** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$31,142.86**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$279,146.42**, together with interest as provided in the Note from **10/1/2024** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **1/16/2026**. The defaults referred to in Paragraph III must be cured by **1/5/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **1/5/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **1/5/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **8/7/2025**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US
The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-25-1020274-BB. Dated: 9/8/2025 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-25-1020274-BB Sale Line: 916-939-0772 or Login to: **http://www.qualityloan.com** IDSPub #0250261 12/18/2025 1/8/2026

**NOTICE OF TRUSTEE'S SALE**
Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-25-1021329-SW** Title Order No.: **92474356** Reference Number of Deed of Trust: **Instrument No. 7228353** Parcel Number(s): **29353.1901** Grantor(s) for Recording Purposes under RCW 65.04.015: **SKYLER SCOTT ROSE AND MEGAN TURNER, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **Lakeview Loan Servicing, LLC** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **Nationstar Mortgage LLC** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **2/6/2026**, at **09:00 AM Outside the East Entrance of the Spokane County Courthouse, located at 1116 West Broadway Avenue, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **LOT 1, BLOCK 19, HOPKINS ADDITION TO DEER PARK, ACCORDING TO PLAT RECORDED IN VOLUME "J" OF PLATS, PAGE 2, IN THE CITY OF DEER PARK, SPOKANE COUNTY, WASHINGTON.** More commonly known as: **109 W 7TH AVE, DEER PARK, WA 99006** Subject to that certain Deed of Trust dated **7/28/2022,** recorded **7/29/2022,** under **Instrument No. 7228353** and re-recorded on 7/10/2023 as Instrument Number 7294865 records of **SPOKANE** County, **Washington**, from **SKYLER SCOTT ROSE AND MEGAN TURNER, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, as grantor(s), to **VISTA TITLE AND ESCROW**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR CELEBRITY HOME LOANS, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **Lakeview Loan Servicing, LLC** , the Beneficiary, under an assignment recorded under Auditors File Number **7410667** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$19,426.62**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$301,827.63**, together with interest as provided in the Note from **3/1/2025** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **2/6/2026**. The defaults referred to in Paragraph III must be cured by **1/26/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **1/26/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **1/26/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **8/28/2025**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US
The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-25-1021329-SW. Dated: 9/29/2025 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Rodica M Cirstioc, Assistant Secretary Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-25-1021329-SW Sale Line: 800-280-2832 or Login to: **http://www.qualityloan.com** IDSPub #0250652 1/8/2026 1/29/2026

**SUPERIOR COURT OF WASHINGTON**
**COUNTY OF SPOKANE**
**In the Matter of the Estate of:**
**ASHLEY SKYE LANE,**
**Deceased.**
**No. 25-4-02624-32**
**PROBATE NOTICE TO CREDITORS (RCW 11.40.030)**
ANGELA J. LANE has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative, or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: [1] Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or [2] Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets.
DATE OF FIRST PUBLICATION:
January 8, 2026
Attorney for Personal Representative:
RICHARD W. PEREDNIA, WSBA #5773
Address for mailing or service:
28 W Indiana Avenue, Suite E
Spokane, WA 99205-4751
(509) 624-1369

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**SUPERIOR COURT,**
**STATE OF WASHINGTON,**
**COUNTY OF SPOKANE**
**In the Matter of the Estate of**
**DIANA C. WICKES,**
**Deceased.**
**NO. 25402552-32**
**NONPROBATE NOTICE TO CREDITORS RCW 11.42.030**
The Notice Agent named below has elected to give notice to creditors of the above-named Decedent. As of the date of the filing of a copy of this Notice with the Court, the Notice Agent has no knowledge of any other person acting as Notice Agent or of the appointment of a Personal Representative of the Decedent's Estate in the State of Washington. According to the records of the Court as are available on the date of the filing of this Notice with the Court, a cause number regarding the decedent has not been issued to any other Notice Agent and a Personal Representative of the Decedent's Estate has not been appointed.
Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.42.070 by serving on or mailing to the Notice Agent or the Notice Agent's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (1) Thirty days after the Notice Agent served or mailed the Notice to the creditor as provided under RCW 11.42.020(2)(c); or (2) Four months after the date of first publication of the Notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.42.050 and 11.42.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION:
December 24, 2025
The Notice Agent declares under penalty of perjury under the laws of the State of Washington on December 17, 2025, at Spokane, Washington, that the foregoing is true and correct.
/s/ LISA DIANA WICKES,
Notice Agent
SIGNED AND SWORN to before me this day of December 17, 2025.
NOTARY PUBLIC in and for the State of Washington, residing at Spokane.
My Commission expires: 10/15/2026
STAMPER RUBENS, P.S.
/s/ ALAN L. RUBENS, WSBA # 12239
Attorney for the Notice Agent
Address for mailing or service:
West 720 Boone, Suite 200
Spokane, WA 99201
Date of Publications: 12/24/25, 1/1/26, 1/8/26

**SUPERIOR COURT,**
**STATE OF WASHINGTON,**
**COUNTY OF SPOKANE**
**ROBERT E. KELLER,**
**a single person,**
**Plaintiff,**
**v.**
**1. ALVIN T. PAULSEN,**
**a single person;**
**2. MICHELLE R. MARTINEZ,**
**a single person; and,**
**3. ALL OTHER PERSONS CLAIMING ANY RIGHT TITLE OR INTEREST IN OR TO THE REAL PROPERTY DESCRIBED HEREIN;**
**Defendants.**
**NO. 25-2-05200-32**
**SUMMONS**
The State of Washington to the said Defendants, ALVIN T. PAULSEN and MICHELLE R. MARTINEZ to this Action:
You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 24th day of December 2025, and defend the above-entitled action in the above entitled court, and answer the complaint of the Plaintiff ROBERT E. KELLER, and serve a copy of your answer upon the undersigned attorney for Plaintiff, KYLE W. NOLTE, at his office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. In the above-entitled action, Plaintiff is seeking to quiet title to the real property located at 1644 E Longfellow Ave., Spokane, WA 99207.
STAMPER, RUBENS, P.S.
BY: /s/ Kyle W. Nolte
KYLE W. NOLTE, WSBA #27073
Attorney for Plaintiff
720 W. Boone Ave., Ste. 200
Spokane, WA 99201
(509) 326-4800
Date of Publications: 12/24/25, 1/1/26, 1/8/26, 1/15/26, 1/22/26, 1/29/26

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**IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE**
**PATRICK FANNIN, an individual,**
**Plaintiff,**
**vs.**
**DIANE RICHARDS, an individual; JOHN DOE RICHARDS, her husband, and their marital community, if any; and UNKNOWN OCCUPANTS, OWNERS and UNKNOWN CLAIMANTS, Their Heirs, Successors, Devisees and Assigns or any other Person or Entity Claiming any Title, Right, Interest or Equity in the Following Described Property Located in the County of Spokane, State of Washington to wit:**
**LOT 22, BLOCK 4, ALAMO PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME "J" OF PLATS, PAGE 18, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON**
**Tax Parcel ID No. 35324.0421**
**Defendants.**
**Case No. 25-2-06341-32**
**SUMMONS BY PUBLICATION**
The State of Washington to the said UNKNOWN OCCUPANTS, OWNERS and UNKNOWN CLAIMANTS, Their Successors, Devisees, and Assigns or any other Person or Entity Claiming any Title, Right, Interest or Equity in the Following Described Property Located at 811 E. 38th Ave., Spokane, Washington, and as described in the caption of this action.
You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 8th day of January, 2026, and defend the above entitled action in the above entitled court, and answer the complaint of plaintiff Patrick Fannin, and serve a copy of your answer upon plaintiff Patrick Fannin, at his office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. This action seeks to quiet title and for ejectment regarding the real property described herein and in the caption of this action, and to determine the rights, title, and interests of any person claiming an interest in the property.
**Address to Serve Plaintiff:**
Patrick Fannin
1312 North Monroe
Spokane, Washington 99201
Dated this 6th day of January, 2026.
/s/ PATRICK K. FANNIN
WSBA No. 28191
Pro Se
Date of Publications: 1/8/26, 1/15/26, 1/22/26, 1/29/26, 2/5/26, 2/12/26

# LEGAL NOTICES

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
GARRY RAY THIRINGER,
Deceased.
No. 25-4-02298-32
NOTICE TO CREDITORS**

The Personal Representative named below have been appointed as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney, at the address stated below, a copy of the claim and filing the original of the claim with the Spokane County Superior Court, 1116 W. Broadway, Spokane, WA 99260-0350. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. The bar is effective as to claims against both the decedent's probate and non-probate assets.

**DATE OF FIRST PUBLICATION:
January 8, 2026**

**Personal Representative:
KARL SCHOONOVER
ATTORNEY FOR PERSONAL REP.:
SCOTT S. STREED
ADDRESS FOR MAILING OR
SERVICE: 620 N ARGONNE, #B
Spokane, WA 99212
Date of Publications: 1/8/26,
1/15/26, 1/22/26**

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**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
JAMES F. O'CONNELL,
Deceased.
NO. 25402615-32
NOTICE TO CREDITORS
RCW 11.40.030**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION:
January 8, 2026
JAMES C. O'CONNELL
Presented By:
STAMPER RUBENS, P.S.
ALAN L. RUBENS
WSBA #12239
Attorney for the Estate
West 720 Boone, Suite 200
Spokane, WA 99201

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
BRANDY KNIGHT,
Deceased.
NO. 25402077-32
AMENDED NOTICE TO
CREDITORS (RCW 11.40.030)**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION:
December 24, 2025.
/s/ STEVEN KNIGHT
Presented By:
STAMPER RUBENS, P.S.
/s/ STEVEN O. ANDERSON
WSBA #34572
Attorney for the Estate Brandy Knight
West 720 Boone, Suite 200
Spokane, WA 99201

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**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
LINDA K. DAVI,
Deceased.
NO. 25402616-32
NOTICE TO CREDITORS
RCW 11.40.030**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION:
January 8, 2026
/s/ JEANINE L. DAVI
Presented By:
STAMPER RUBENS, P.S.
/s/ ANALESE VICKERMAN
WSBA 61050
Attorney for the Estate
West 720 Boone, Suite 200
Spokane, WA 99201

**PLEASE TAKE NOTICE** that a public sale of the personal property, including mobile home, located at 500 E. Campbell Street Trlr #42, Medical Lake WA 99022, will take place on **January 30, 2026, at 9:00 A.M.** at the following address:

**Whispering Pines Community LLC
500 E. Campbell Street Trlr #42,
Medical Lake, WA 99022**

The landlord will accept any commercially reasonable offer for such property, payable in cash only, and the proceeds of such sale shall be applied to reasonable expenses including unpaid rent pursuant to RCW 60.10.030. If such property be removed from the rented premises, the lien shall continue and be a superior lien on the property so removed, and the lien may be enforced against the property wherever found. In the event the property contained in the rented premises be destroyed, the lien shall extend to any money that may be received by you as indemnity for the destruction of the property.
Law Office of Eric M. Steven, P.S.
1319 W. Dean Ave., Spokane, WA 99201

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**PLEASE TAKE NOTICE** that a public sale of the personal property, including mobile home, located at 35312 N Newport Hwy #209, Chattaroy, WA 99003- 9797, will take place on **January 30, 2026, at 9:00 A.M.** at the following address:

**Rustic Ridge
35312 N Newport Hwy #209,
Chattaroy, WA 99003-9797**

The landlord will accept any commercially reasonable offer for such property, payable in cash only, and the proceeds of such sale shall be applied to reasonable expenses including unpaid rent pursuant to RCW 60.10.030. If such property be removed from the rented premises, the lien shall continue and be a superior lien on the property so removed, and the lien may be enforced against the property wherever found. In the event the property contained in the rented premises be destroyed, the lien shall extend to any money that may be received by you as indemnity for the destruction of the property.
Law Office of Eric M. Steven, P.S.
1319 W. Dean Ave., Spokane, WA 99201

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**SUPERIOR COURT OF
WASHINGTON
COUNTY OF SPOKANE
In Re the Estate of:
MIRIAM JOYCE BLUME BELL
FINNEGAN,
Deceased.
No. 25-4-02503-32
PROBATE NOTICE TO
CREDITORS (RCW 11.40.030)**

The person named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

Date of First Publication:
December 24, 2025
Personal Representative:
Garrett Charles Kenney
Attorney for the Personal
Representative:
Katharine Elizabeth Tate, WSBA 55310
Address for Mailing or Service:
Tate Law Offices, PLLC
23403 E Mission Ave, Ste 215
Liberty Lake, WA 99019
Court of Probate Proceedings:
Spokane County Courthouse
1116 W Broadway
Spokane, WA 99260
Case Number: 25-4-02503-32
Dates of Publication: 12/24/25,
12/31/25, 1/8/26

**IN THE SUPERIOR COURT FOR
THE STATE OF WASHINGTON,
KING COUNTY
Estate of
BETTY MAY SCHMITZ,
Deceased.
NO. 25-4-08764-3 SEA
NOTICE TO CREDITORS
(RCW 11.40.030)**

THE PERSONAL REPRESENTATIVE named below has been appointed as Personal Representative of this estate. Any persons having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim, and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim will be forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets.

DATE OF FIRST PUBLICATION:
December 24, 2025
PERSONAL REPRESENTATIVE:
Jennifer Schmitz
ADDRESS FOR MAILING OR
SERVICE
Kailei B. Feeney, WSBA#43378
de Vrieze | Carney pllc
3909 California Avenue SW
Seattle, WA 98116-3705
COURT OF PROBATE
PROCEEDINGS:
King County Superior Court
CAUSE NUMBER:
25-4-08764-3 SEA
Date of Publications: 12/26/25,
1/2/26, 1/9/26

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**SUPERIOR COURT STATE OF
WASHINGTON COUNTY OF
SPOKANE
BONNIE ROGERS,
a single individual, Plaintiff,
vs.
HOWARD HOEFS,
a single individual, Defendant,
No. 25-3-01963-32
SUMMONS**

**THE STATE OF WASHINGTON, COUNTY OF SPOKANE,** to the above named Defendant: A lawsuit has been started against you in the above-entitled Court by **BONNIE ROGERS.** Plaintiff's claim is stated in the written Complaint, a copy of which is served upon you with this Summons.

In order to defend against this lawsuit, you must respond to the Complaint by stating your defense in writing, and serve a copy upon the undersigned attorney for Plaintiff within 20 days after the service of this Summons, excluding the day of service, if served within the State of Washington, or within 60 days if this summons was served outside the State of Washington, or within 60 days of the date of the first publication of this summons, or a default judgment may be entered against you without notice. A default judgment is one where Plaintiff is entitled to what she asks for because you have not responded. If you serve a notice of appearance on the undersigned attorney, you are entitled to notice before a default judgement is entered.

You may demand that the Plaintiff file this lawsuit with the Court. If you do so, the demand must be in writing and must be served upon the Plaintiff. Within 14 days after you serve the demand, the Plaintiff, must file this lawsuit with the Court, or the service on you of this Summons and Complaint will be void.

If you wish to seek the advice of an attorney in this matter, you should do so promptly so that your written response, if any, may be served on time.

This summons is issued pursuant to Rule 4 of the Superior Court Civil Rules of the State of Washington.

DATED this 8th day of October, 2025.
/s/ DALE L. RUSSELL,
WSBA #07941
Attorney for Plaintiff
206 W. First Street
P.O. Box 1225
Deer Park, Washington 99006-1225
Date of Publications: 12/11/25,
12/18/25, 12/25/25, 1/1/26, 1/8/26,
1/15/26

**IN THE SUPERIOR COURT OF
THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF
SPOKANE
PATRICK FANNIN, an individual,
Plaintiff,
vs.
DIANE RICHARDS, an individual; JOHN DOE RICHARDS, her husband, and their marital community, if any; and UNKNOWN OCCUPANTS, OWNERS and UNKNOWN CLAIMANTS, Their Heirs, Successors, Devisees and Assigns or any other Person or Entity Claiming any Title, Right, Interest or Equity in the Following Described Property Located in the County of Spokane, State of Washington to wit:
LOT 22, BLOCK 4, ALAMO PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME "J" OF PLATS, PAGE 18, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
Tax Parcel ID No. 35324.0421
Defendants.
Case No. 25-2-06341-32
COMPLAINT TO QUIET TITLE, EJECTMENT AND WRIT OF ASSISTANCE**

COMES NOW, the above-named Plaintiff, Patrick K. Fannin, for cause of action against the Defendants complains and alleges as follows (note Plaintiff is admitted to practice law before this Court, Washington License, No. 28191, but appears herein pro se):

**I. JURISDICTION AND VENUE**

1.1 This Court has jurisdiction over this action pursuant to RCW 7.28.010; CR 70.

1.2 Venue is proper in this Court because the real property and present occupant that are the subjects of this action are located and residing in Spokane County, Washington pursuant to RCW 4.12.010(1).

**II. PARTIES**

2.1 Plaintiff, Patrick Fannin, claims the sole ownership interest in and right to occupy and possess the real property described herein.

2.2 Defendant, Diane Richards, is an individual who at all times relevant hereto was a resident of Spokane County, upon information and belief, presently occupying the subject real estate despite notice to vacate and may claim, unsupported by law or fact, an interest in the real property described herein.

2.3 Pursuant to CR 10(a)(2), Defendant John Doe Richards is a fictitious name for any statutory or common law spouse of Diane Richards, who may claim an interest, directly or through a marital or community rights. Plaintiff is presently unaware of John Doe Richard's true identity or existence and will amend the complaint to reflect the correct name when it becomes known.

2.4 Plaintiff is unaware of any other persons or parties claiming an interest in or occupying the property described herein. Still, Plaintiff names as defendants all other unknown owners, occupants and unknown claimants, their heirs, successors, devisees, and assigns or any other person or entity claiming any title, right, interest or equity in the real property described herein, pursuant to RCW 4.28.150.

**III. FACTS**

3.1 The real property (hereinafter "Property") that is the subject of this action is located in Spokane County, Washington, and is legally described as follows:
LOT 22, BLOCK 4, ALAMO PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME "J" OF PLATS, PAGE 18, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
Tax Parcel ID No. 35324.0421

3.2 One or more Defendants failed to pay property taxes for one or more tax years, resulting in delinquency exceeding three years.

3.3 A statutory tax lien attached to the property under RCW 84.60.010 and Spokane County issued and filed a Certificate of Delinquency pursuant to RCW 84.64.050.

3.4 Spokane County commenced a tax foreclosure action in Spokane County Superior Court pursuant to RCW 84.64.050.

3.5 Defendants, including Diane Richards, was provided notice of the foreclosure action as required by RCW 84.64.050, including service and/or publication reasonably calculated to apprise interested parties.

3.6 One or more Defendants had the statutory right to redeem the property prior to the foreclosure sale by paying all delinquent taxes, interests, penalties, and costs.

3.7 Defendant failed to redeem the property prior to the tax foreclosure sale on December 9, 2025.

3.8 Spokane Superior Court entered judgment foreclosing the tax lien and authorizing sale of the property.

3.9 The property was offered for sale at a duly noticed public tax foreclosure auction conducted by the Spokane County Treasurer pursuant to RCW 84.64.080.

3.10 On or about December 9, 2025, Plaintiff was the successful bidder at Spokane County real property tax auction.

3.11 Plaintiff promptly paid the winning bid amount and required costs and thereby acquired title in and to the Property pursuant to RCW 84.64.080(4).

3.12 As the high bidder, pursuant to RCW 84.64.080 Plaintiff has claimed ownership of the subject property since about December 9, 2025, and thus the Spokane County Treasurer has or must execute and deliver a Treasurer's Deed to Plaintiff pursuant to 84.64.080(11).

3.13 All right, title, interest, and estate of all Defendants were foreclosed and extinguished by the tax foreclosure judgment and sale.

3.14 The Treasurer's Deed constitutes prima facie evidence of Plaintiff's ownership and the regularity of the tax foreclosure proceedings under **RCW 84.64.180.**

3.15 Defendants have no post-sale right of redemption under **RCW 84.64.070.**

3.16 No Defendant is a minor or legally incompetent person entitled to extended redemption.

3.17 Despite the tax foreclosure and issuance of the Treasurer's Deed, Defendants assert or may assert a claim adverse to Plaintiff's title.

3.18 Defendants' claim(s) or threat of claim constitutes a cloud on Plaintiff's title that impairs marketability.

3.19 Plaintiff is the owner in fee simple (or other specified estate) of the property.

3.20 Plaintiff's title is superior to any claim by any Defendant.

3.21 Plaintiff is entitled to a decree quieting title under **RCW 7.28.010.**

3.22 Plaintiff is entitled to sole possession, the ejectment of any Defendant occupying the property, including Diane Richards, and Writ of Assistance pursuant to law, equity and Court Rule of Civil Procedure 70.

**IV. REQUEST FOR RELIEF**

WHEREFORE, Plaintiff prays for judgment against the Defendants and all persons claiming by, through or under them, as follows:

LOT 22, BLOCK 4, ALAMO PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME "J" OF PLATS, PAGE 18, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
Tax Parcel ID No. 35324.0421

4.1 That Plaintiff receive quiet title to the subject property as against the Defendants as of December 9, 2025.

4.2 That all claims of any of the Defendants, in or to said described real property is illegal and void and that said Defendants have no right, title, interest, possessory right or estate in or to the subject property, or any part thereof;

4.3 That Defendants and all person claiming by, through or under them be forever enjoined and barred from interfering with the quiet use, possession and title of the subject property in and to the Plaintiff;

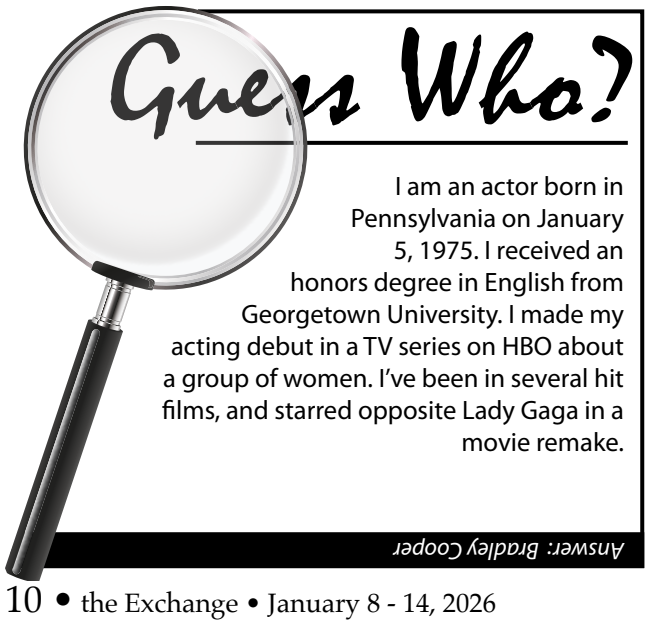
4.4 That in the event this Complaint is contested, for an award of attorney fees and costs;

4.5 Order of Ejectment against all Defendants including Defendant Diane Richards thereby ejecting the same from the property and that the Plaintiff be restored to possession;

4.6 Issuance of a writ of assistance removing Defendant from possession; and

4.7 For such other and further relief as the Court deems just and equitable.

Dated this 29th day of December, 2025.
PATRICK K. FANNIN,
WSBA No. 28191
Pro Se
Date of Publications: 1/8/26, 1/15/26, 1/22/26, 1/29/26, 2/5/26, 2/12/26


Guess Who?
I am an actor born in Pennsylvania on January 5, 1975. I received an honors degree in English from Georgetown University. I made my acting debut in a TV series on HBO about a group of women. I've been in several hit films, and starred opposite Lady Gaga in a movie remake.
Answer: Bradley Cooper

# DOGS

**REGISTERED TOY AUSSIE PUPS**
All blue merles, most expected to be medium toys, but one may be teacup size, come with health check, vaccinations & vet paperwork. Call or text 509-634-0692

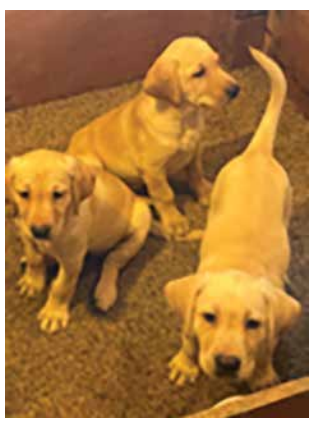
**POCKET/XL BULLY**
4 adorable puppies available, going on 4 months old, these babies are waiting for their forever homes! Asking $500. For more information, contact Vivianna 509-975-4111, Tri-Cities

**POCKET SIZED PUPPIES**
Will only weigh about 3lbs, Purebred Chihuahua, two males, $1000. Call or text 208-755-9010 Chattaroy

**ATTENTION FEMALE VETERANS**
Operation Dog Tag is starting dog training classes for female MST survivors. These classes are free & held at the Spokane Vet Center on Mirabeau Parkway in Spokane Valley. For details please contact Joe, 509-276-4364 be sure to leave a message & I will get back to you. Thank you for your service

**ADORABLE PUREBRED BOXER PUPPIES**
4 females & 1 male left, this is our last litter, both parents on site. Boxers are wonderful family pets, prefer good space & experience with pets, vaccinated, tails not docked, $550. 509-771-9473

**PUREBRED FRENCH BULLDOG PUPPIES**
Come with first set of shots & dewormed. 509-728-3246



**AKC YELLOW LAB PUPPIES**
Dewclaws, first shots & dewormed, will be 8 weeks December 31, both parents onsite & love to hunt, $750. 509-302-1806 or 509-302-8238 Burbank

**CHIHUAHUA & POODLE MIX MALE PUPPY**
9 weeks old, dad is pure apple head Chihuahua & mom is half Chihuahua & half Poodle, super smart & paper trained, ready for his loving home, $500. JoAnn, 509-499-8992 Spokane

**THE EXCHANGE HAS THE RIGHT**
To refuse any ads if mistreatment, abuse of animals or otherwise harmful situations to the animals health or well being are suspected.

**BOXER MALE**
4 year old male, not neutered, great for stud, great with kids, lovely, playful & loyal. $550 or best offer, cash only. Serious inquiries only please. Call or text 509-969-5788, Yakima

**THE EXCHANGE IS PROUD TO ASSIST**
Local law agencies to stop irresponsible backyard breeders & puppy mills. If you bought a sick puppy or had a strange buying experience please report it to us & if applicable, the local authorities. We take pride in creating a safe buying & selling marketplace for the Eastern Washington community. 509-922-3456 or www.PacificNW.Exchange, SCRAPS 509-477-2532, Stevens County Sheriff 509-684-5296, Ferry County 509-775-3132, Grant County 509-754-2011, Lincoln County 509-725-3501, Pend Oreille County 509-447-3151, Whitman County 509-397-6266

**BIEWER TERRIER PUPPIES**
Born June 28, AKC registered, vet check, deworming & vaccines up to date. Males, $750. Texts please, 509-666-9794 Spokane Valley

**CHIHUAHUA PUPPIES**
Males & females, can send pictures, first shots & deworming. Call for more information, 208-660-6235 or 208-699-0557 Rathdrum

**SHIH TZU/ POODLE MIX**
Beautiful 5 month old puppy seeking a new home, vaccines up to date & dewormed. Asking $300. For more information, text 509-948-3227 or 509-380-2349

**CAUCASIAN SHEPHERDS**
One male & one female, born September 3, first shots & dewormed, kennel trained, potty trained, $1200 each. 509-951-3584 Newport

**AKC GOLDEN RETRIEVER PUPPIES**
Available for reservation, first shots & deworming, $750 each. Call or text for more information, 509-994-1632 Spokane area

**AKC WIREHAIRED POINTING GRIFFON**
One male, 7 months, obedience trained to heel & sit, housebroken, great coat, non-shed, hunting with parents, calm & quiet, $1500. Call 541-805-4607

**WE SERVE OUR READERS**
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She's a little firecracker! Red tri, ready now, she comes with first shots, dewormed, vet checked & very very social! Holiday special, $800. 509-475-4880 Spokane

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Born August 17, 2025, looking for their furever homes, $300 each. 509-598-9335 Springdale

**YORKIE CAIRN MIX PUPPIES**
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**CHESAPEAKE BAY RETRIEVER**
Male, 6 months, has all shots/dewormed, smart puppies, started on basic training. $1500. Text is easiest, 509-398-0044 Deer Park

**MINIATURE DACHSHUND PUPPIES**
Two males 4 months old, one male one year & one month old. All are ACA or AKC registerable. Up to date on shots, have been dewormed, & have microchips. Veterinary health check has been completed as well, $1400 each. If interested, please contact L & L Doxies, call or text 208-305-6759 Lewis; 509-552-2330 Lexi

**BEAUTIFUL SPHYNX KITTENS**
Hairless cats, shots, spayed/neutered before leaving. Ready January 15 & 23. Reserve yours now! $1400 or best offer. 208-660-3730

**MINIATURE AUSSIE DOODLES**
No to low shedding, hypoallergenic extra soft coat, raised in my home so they are very socialized & family ready. 20-35lbs mature, health guaranteed, vaccinated, $600. Call or text Lori, 509-860-3302 www.CoolRiverHorses.com

**PEKITZU PUPPIES**
Sweet babies come with shots, dewormed, puppy starter pack, health guarantee contract & lifetime breeder support, parents both fully health tested, mom is AKC Pekingese, dad is AKC Shih Tzu, puppies will be under 10lbs, female will be a teacup. For more information, text 503-583-5091

**SIX ADORABLE CHRISTMAS KITTENS**
Tiger, tiger & white & one gray, one calico, boys & girls, $5 each. Serious inquiries only, 509-276-2294. If no answer, 509-821-1514 Deer Park

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Two Blenheim Cavalier King Charles Spaniels, one chocolate & tan Cavalier King Charles Spaniel, one merle, Mini Poodle & a blue merle Miniature Poodle. All AKC registered, DNA health tested, OFA's. Call or text for more details, 509-954-1650 Spokane

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Two white males with black spots, have had second shots given & second deworming, $400 each, comes with shot records. Serious inquiries only, 509-276-2294, if no answer, 509-821-1514 Deer Park

### AKC FRENCH BULLDOG PUPPIES
Looking for their forever home! Available January 11, will go home with their first round of vaccinations & check-ups, 1 female & 3 males, born on November 14, 2025, loved getting to know these sweet puppies & having them as a part of our family for the past couple of months! $4500, live in Provo, UT, but my parents live in western Montana, so if you are in either of those areas, could make arrangements for meetups. If you have any questions or want more pictures, please message me 406-691-9055

### CORGI PUPPIES
Health tested, vaccinated, dewormed, microchipped & a care package. 509-945-5108

### PUREBRED ROTTWEILER PUPPIES
Available January 24. Please call 509-989-0034 or 509-989-0021

### TOY AUSSIE
3 boys, come with shots, dewormed, raised around kids & other animals, mom is 10lbs, dad is 15lbs, natural tails, not docked. 509-201-0885

### BICHON POODLES
Beautiful males & females available for their forever homes now, 100% hypoallergenic & non-shedding Dam is white mini Poodle with natural short tail, Sire is Bichon Poodle, will be vaccinated, dewormed, care package included. $900. Deposits accepted. Willing to drive 1 hour to meet. Call/text 509-515-6997, Granger

### PUREBRED GERMAN SHEPHERD PUPPIES AKC REGISTERED
Males & females available, asking $700. Good guard dog, more photos & information text or call 509-701-9642 or 509-655-1825 Spokane Valley

### PUGS
4 females & 2 males ready for their forever homes, they are playful, friendly & loving pets! $500. Please contact us at 541-561-8815

### AKC PAPILLION MALE PUPPY
First shots, dewormed, health guarantee, well socialized, $1850 limited. For more information text 406-885-1159 Moscow

### PUREBRED ENGLISH POINTER PUPPIES
These are handsome, gentle, high energy dogs, 40-50lbs, white with orange markings, top quality upland bird dogs, El Hew Snakefoot bloodlines, $300. 509-843-9913 Pomeroy

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Is a non-profit located in Stevens County that helps care for cats & dogs. CVAS not only helps the animals find their fur-ever homes, but also the community & surrounding area. We offer low-cost vaccination clinics, information resources, Furry Tales (reading program for children), pet food bank, Seniors Saving Seniors (program matching seniors with senior pets at no cost; some requirements apply) & much more. Without the generosity of caring people who believe in our cause we would not be able to be here for those who need us. CVAS is funded by donations & any grants. Our daily operations are run mainly by wonderful volunteers who give their time & heart to CVAS. If you would like to volunteer or donate to CVAS please contact us: 509-684-1475, office@cvasanctuary.org or www.CVASanctuary.org

### AKC CAIRN TERRIER PUPPIES
$1200 female, $1000 male, first shots, weaned, available January 10, taking deposits, text for photos. 509-751-6500

### MALTESE/ HAVANESE MIX MALE PUPPY
Non shedding hypoallergenic, born August 28, healthy, dewormed & ready to sit on your lap! Playful, quiet & always ready for a belly rub or a nap, $700 or best offer. 509-995-7673 Just South of Spokane

### 3 BEAUTIFUL SHIH POO PUPPIES
Ready for their new home, vaccinated & dewormed. $700 per puppy. Can meet halfway for delivery, call or text 509-948-3227 or 509-380-2349, Pasco

### FEMALE BLUE HEELER MIX READY FOR HER FOREVER HOME
This 35lb bundle of joy has made a full recovery from a broken humerus & is now ready to leap into the heart of her forever family! She is about 1-1/2 years old, & full of fun, play & personality. Shes does well with other calm dogs who don't get up in her face & is fine with cats. She loves her toys & has 100% Heeler personality & traits, she would do well in a home without small children. Elsa is fully vaccinated, dewormed, spayed & micro-chipped, her adoption fee is $200. Are you ready to add some sparkle & spunk in your life? Elsa's your gal! You can see more pictures of Elsa on our website, www.TheFurryFarmRescue.org or if you'd like to speak to a volunteer please call or text, 509-230-6540 Spokane

### GORGEOUS PEKINGESE SHIH-TZU MIX PUPPIES!
Imperial type under 10lbs, non shedding, long haired, super smart, brown & white liver. Perfect for emotional support animal, photos & videos available $700. Call or text Nancy 509-792-0223 Moscow

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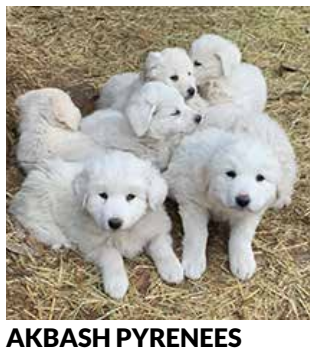
Four girls & one boy, they have a vet check up, dewormed, first shots, hypoallergenic & they are 2-1/2 to 3lbs, they are very sweet & loving puppies, asking $800. Call or text if interested, 509-680-8923 Colville

### DESIGNER DOGS
Half Ratchi, half Tea Cup Pomeranian, smart & playful, first shots & dewormed, 4 months old, potty-trained, $200 for male, $275 for female. 509-885-6238 Malaga

### AKC PEMBROKE WELSH CORGIS
Tri boys, & sable boys, ready for forever homes, shots & deworming, $800. I'm willing to travel some, for information call or text, 208-791-1426 Weippe

### GLADIATOR MASTIFF PUPPIES
Quality cross bred English x Brazilian for health, large stature, adoring temperaments, calm personalities, great with kids, these cuddly puppies form strong attachments, lifetime loyalties, & mature into giant lapdogs. Experienced breeders, first shots & dewormed, $1200. www.GladiatorMastiffs.com 509-960-2712 or 509-680-1029 Addy



### AKBASH PYRENEES PUPPIES
Livestock guardian puppies, first shots, ready for homes, $300. Will meet for delivery. 509-779-4445 Curlew

## OPERATION DOG TAG

OperationDogTag.org

To my fellow Veterans and the Spokane community, I have a wife and son and the both of them are very beautiful and life fulfilling to me. I am a combat vet from Iraq and permanently disabled. I really had not much to do except focus on what was going on inside my head, and pondering on the chaos this war has caused me, as well as to those of you who have also experienced war as I have. While my wife and I were walking through the Northpointe Shopping Center, we came across some flyers on a table display for Operation Dog Tag. My wife continued for a week urging me to call Operation Dog Tag and see what could be done for my depression and anxiety.

I did call and talked with the trainer, Joe Scheffer. Joe told me these dogs are much more than just your everyday pet. They are your battle buddy and best friend, especially for the invisible wound that's known as PTSD (Post Traumatic Stress) and TBI (Traumatic Brain Injury). A week later Joe called to tell me he found a 7 month old female Rott named Abby. And to my surprise, Abby was the most wonderful and smartest dog I have ever had the pleasure to work with. You could see that her eyes expressed a lot of emotion and sometimes she would do something silly and make me smile. Abby has changed my life and the family's. We have had Abby for a short time but she has a place in our home and in our hearts. To smile is a big deal for those of us combat veterans with scars that can't be seen with the naked eye. I will never think of a dog as just a dog again, because Abby has become my best friend and battle buddy. And we will walk together, one day at a time, for whatever the future has in store. Thank you Joe and to that wonderful organization Operation Dog Tag.

***Nathan Murphy with Abby, his new 7 month old female Rottweiller, his wife Christine and son Adam***

*Nathan Murphy*
*US ARMY/ IRAQ 03/04*

### A MESSAGE FROM THE DIRECTOR OF OPERATION DOG TAG

Operation Dog Tag is a non-profit organization dedicated to training dogs for combat Veterans. Then in turn, training those Vets to train other dogs for other Vets. Having a dog has been proven to help with rehabilitation & many Veterans in our area are in desperate need. The Veterans are given these dogs at no cost. So please help us help our Veterans by donating to:

**Pointman Int'l Ministries**
*(DBA Operation Dog Tag)*
Joe Scheffer, Director
PO Box 1892, Deer Park, WA 99006
509-276-4364 *(leave message)*

**Dedicated to all men and women who served in combat and their families who love them. Operation Dog Tag wishes to educate the community of their purpose and asks for help in aiding the returning Veterans along with the ones that are already struggling at home.**

And we Veterans thank you as we continue *"Making Man's Best Friend Even Better For A Veteran"*

**- Joe Scheffer, Director/Trainer of Operation Dog Tag, Vietnam Vet USMC**

# the Exchange 40th Pet Photo Contest

## THE RESULTS ARE IN!

*with over 100 entries and much deliberation from our PANEL OF JUDGES the 2025 Pet Photo Contest results are in!* **HERE ARE YOUR WINNERS:**

*Daisy May* — *LeRoy Brown* — *Arnold Palmer* — *Bennie Boi*

1st

**"Lady & Reina"** *by Paul*

2nd

**"Beau"** *by Marie*

3rd

**"Bucky"** *by Rebecca*

### HONORABLE MENTIONS

*Thank You to All of Our Participants and to Our Amazing Event Sponsors*

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Rare breed, genetic health tested, current on shots, great companion, family or farm dog, asking $1,000. Call landline 208-476-5760 or email katedwire@gmail.com

**BORDER COLLIE/ AUSTRALIAN SHEPHERD PUPPIES**
Males only, blue merles, $450. Ready now! Call 208-964-2508 Post Falls

**AKC REG. YORKSHIRE TERRIER PUPPIES**
One female, two males, tiny & adorable puppies born September 1, non-shedding, hypoallergenic, docked tails, waiting to be your loving companion, first shots, dewormed, family friendly. Please text 509-957-5113 or 509-991-9079 Spokane

**YORKIE TERRIER PUPPIES**
Need loving homes, mom is 8lbs & dad is 6lbs, vaccinations & deworming up to date, well socialized, two males, non shedding & hypoallergenic, love to snuggle, parents are very smart, ready to go now. Please text or call, 509-720-9180 or 509-828-7042 Spokane Valley

**ROTTWEILER PUPPIES**
Ready for new homes. 509-405-9268

**SUSPECT A PUPPY MILL?**
To help those dogs you must contact your local authorities. Photos, names, addresses all help create a case for law enforcement to obtain the proper documentation to rescue the animals in need as soon as possible. SCRAPS 509-477-2532, Stevens County Sheriff 509-684-5296, Ferry County 509-775-3132, Grant County 509-754-2011, Lincoln County 509-725-3501, Pend Oreille County 509-447-3151, Whitman County 509-397-6266

**PUREBRED MINI SCHNAUZERS**
4 weeks old, will be ready to go in 3 weeks, will be fully vaccinated, dewormed & their tails are docked. $1000 each. Call or text at 509-301-3876, Milton-Freewater, OR, can meet halfway for delivery

**CORGI PUPPIES**
Will be 8 weeks old around January 20, tails & dewclaws done, will be started on puppy shots. Females, $900; males, $800. MaryJo 509-641-0200 Keller

**AKC LAB PUPPIES**
1 black female, 3 black males & 1 chocolate female available, blocky heads! They will have all shots & be microchipped at 8 weeks in January, $1200. Call or text, 509-998-0247 Ritzville

**BEAUTIFUL TOY SHORKIE MALE**
Three sets of vaccines & several dewormings, dog door potty trained, $900. 208-290-2206 Sandpoint

**POMERANIANS**
2 male available for their forever homes, first rounds of vaccines & dewormed, super playful & energetic, parents on site. $300. Call/text 509-830-5239 or 509-830-5136, Granger

**GERMAN SHEPHERD PUPPIES**
No papers, 9 weeks old, vaccinated, $500. Also offering stud services with papers. 509-294-4993 Spokane

**BORDER COLLIE HEELER PUPPIES**
Two females, born October 10, $150. Call or text 509-733-0481 Bridgeport

**LONG & SMOOTH HAIR DACHSHUND PUPPIES**
2 males, born October 13, shots & deworming up to date, $900 each. Texts please, 509-740-2593 Omak

**MALE YORKIES**
Gorgeous male CKC Yorkshire Terriers ready for forever homes. $1000 each. 509-910-6626

**NEW YEAR, NEW PUPPY!**
I am rehoming a beautiful 6 month old female Goldendoodle, up to date shots, been spayed, house broken, knows simple commands, $1000. 509-993-3030 Nine Mile Falls

**MINI POODLES**
2 girls & 1 boy, first shots and dewormer. For more information, call 509-905-4657 or 509-492-7647

**READY FOR FUREVER HOMES!**
Half Rottweiler/ Belgian Malinois, 4 males $150 each. Located 15 miles west of Cheney, call or text 509-299-0470 or 509-270-9813

**LOVABLE, HUGGABLE SPOILED BRAT CATS**
Rescued 2 pregnant cats 5 months ago, ended up having lots of kitties, all spayed, neutered & had their shots, good family cats especially with children. 509-242-3315 landline phone Spokane area

**YELLOW LAB PUPS**
3 males & 3 females, 5 weeks old, both parents hunt waterfowl. Mom is very outgoing field dog with an excellent off switch! $900. 509-528-3544

**MINIATURE PINSCHER/ DACHSHUND PUPPIES**
Adorable, sweet, precious & smart. Come with first round of shots, deworming, ready January 25, two males & two females left, $1000 each, $300 deposit to hold. Call or text, 509-991-9819 Spokane

**BASSET PUPPIES**
Gentle, sweet, wonderful companions, male & female available, first shots, healthy & happy, ready now, call for details. 509-675-1767 Spokane

**BOXER MALE**
4 year old male, not neutered, great for stud, great with kids, lovely, playful & loyal. $550 or best offer, cash only. Serious inquiries only please. Call or text 509-969-5788, Yakima

**SHIH TZU/ POODLE MIX**
Beautiful 5 month old puppy seeking a new home, vaccines up to date & dewormed. Asking $300. For more information, text 509-948-3227 or 509-380-2349

**AKC FRENCH BULLDOG PUPPIES**
Looking for their forever home! Available January 11, will go home with their first round of vaccinations & check-ups, 1 female & 3 males, born on November 14, 2025, loved getting to know these sweet puppies & having them as a part of our family for the past couple of months! $4500, live in Provo, UT, but my parents live in western Montana, so if you are in either of those areas, could make arrangements for meetups. If you have any questions or want more pictures, please message me 406-691-9055

Jarrod

Tyler

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**Facebook: Exchange Publishing**
*Be sure to include your name and what you're bragging about*

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There are multiple cats and dogs available for adoption at the ***Spokane Humane Society***

*Contact one of your local shelters today to meet your new companion!*

- **Spokane Humane Society:** 509-467-5235 www.SpokaneHumaneSociety.org
- **SpokAnimal:** 509-534-8133 www.Spokanimal.org
- **Benton Franklin Humane Society:** (509) 374-4235 www.BFHS.com

***Please Spay or Neuter Your Pets!***

## LIVESTOCK


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▪ Small Animal/ Regular Sale • Wednesday, Jan. 28 • 12pm

**Lewiston Livestock Market**
**208-743-5506 Anytime |** LLM@lewistonlivestock.com
Tate Witters: 509-780-7293 | John Pearson: 509-288-0160
**3200 E. MAIN ST. • LEWISTON, ID 83501**

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Find solution to this puzzle in this issue

# Fishing Magician

Dave Vaughan

Reach Dave @ www.FishingMagician.com or FishBoy@nwi.net "The Outdoor Insider"

I can report that the trout fishing is still very good for nice sized trout at Fish Lake, near Lake Wenatchee. With the late winter and fairly mild weather, there should be good fishing for trout on many of the lakes in our region.

I was going to play Santa for some friends that live at Lake Wenatchee recently, and I decided to stop by Fish Lake on the way. It took me a little while longer than anticipated as heavy snow began falling as I drove up the Chumstick Valley. Then, as I reached the steep, winding road down to Plain, I hit stop and go traffic. One of the trucks that was hauling materials for the repair of Highway 2 had run off the road and that had it choked down to one lane. When I finally reached Fish Lake, I took the time to shoot a short video showing the conditions. A few days later, the sun had come out here in Leavenworth and when I checked the web cam at the lake, I saw it was bright and sunny up there. I couldn't resist making the drive up there. It's such a beautiful spot in the winter. I shot another short video to show the contrast of how the weather can change so quickly this time of year. I noticed a skim of ice on the water at the Cove, but we are a long way off from ice fishing at this popular lake. Later in the week I returned to Fish Lake. Rollie Schmitten and his grandson Noah were going to be fishing here and invited me to join them. On their last trip the person on the dock with them found fishing below a bobber, and not on the bottom was working the best, so they were rigged up that way, and I brought two bobber and jig rods with me. We were getting bites but having trouble hooking the trout that were nibbling on our shrimp baits. Finally, Noah hooked a fish that measured 14 inches. Then another angler came down to the dock and started fishing. He was fishing on the bottom with the same bait and immediately landed a 16-inch fish, and another one shortly after. Well, we learned that what Scott West, owner of the Cove Resort, had told us earlier was correct. To catch the trout at Fish Lake right now, put a weight on the bottom, two hooks above that and put cooked and dyed shrimp on the hooks. It works! This week's photo is of Steve Mikkelsen with one of the fish he caught off the dock at Fish Lake.

I mentioned that I have plans to visit several fishing destinations this winter and I thought I would mention some of my favorites. In the early winter, before there is enough ice on the lakes in the region for safe ice fishing you will often find me in the Grand Coulee Dam area. I have had some great days fishing for trout from the shore at Spring Canyon. I walk down the beach below the swimming area and look for a place where I think my bait will be in ten to twelve feet of water. I set two rods in holders and wait for a bite. Another place I have had great success on trout is at Keller. I drive to the park below the Keller Marina and walk down to the beach. I usually set up at the last access, but there are several other spots where people fish along this park. I have even seen people fishing from the shore in the marina bay. My friends and I also like to fish from the shore at the Colville Net Pens site. I have spent many cold winter days enjoying hot fishing at each of these locations.

When I am thinking about where I want to go for some good fishing, I will often look back at what I was doing at this time of year, maybe even a few years ago. I don't keep a journal. I use my photo library, and my phone will show me "Memories for this Day" in the past. This morning it showed me a photo of my brother in law, Tom Vershuren, with a very nice rainbow. It was taken at the beach at Keller. I remember this day very well. It was the first time that I had taken Tom to fish from shore at Keller, and we had such good success that he has accompanied me to this same spot several times in recent years. We were fishing from the Federal Park with two rods each and casting a shrimp and marshmallow combo as far as we could. We never had to wait long for one of our four rods to start bouncing. If I remember correctly we both had our five fish limits in less than two hours. The fish ranged in size from 16 to 21 inches. It was a sunny day in early January and we had a blast.

As you have probably noticed through my reports that I like to fish several locations in Okanogan and Grant County in the winter months. I am constantly looking at the weather forecast apps on my phone to determine which highways I should travel to reach these destinations. Driving in snow, ice, and freezing fog can be nerve racking. Even when it's not snowing or foggy it can be difficult to see the edges of the highway due to the low contrast light. If I am going to fish in the Grand Coulee Dam area, I will often drive up the day before and spend the night at the Grand Coulee Center Lodge. The rooms are nice and they always ask if I am bringing a boat so they can save a space for me. They have power available to charge my bow mount motor batteries, too. There have been many times that I wish I had done this, instead of driving through a snowstorm or across the plateau from Waterville in dense and often freezing fog in the morning. Too many white knuckle trips. I would rather be in my warm room watching a football game instead.

One of my plans for next week is to try steelhead fishing on the Snake River. I will share all the details with you next week!

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*Saturday, January 10, 10:00 am-12:00 pm*

Add variety to your indoor garden! Bring an indoor plant to share and pick up one left by another houseplant enthusiast.

## Keegan Baatz

*Entropy, 101 N. Stevens St., Spokane*
*Thursday, January 8, 11:00am-6:00pm*

Keegan Baatz's work combines photography, embroidery and slight collage tendencies to explore the intersections of infrastructure, memory and identity.

**GOOD QUALITY TWO YEAR OLD GRASS HAY**
Big bales, 1100lbs, barn stored, $100 bale; five or more, $90 bale. Cash only, 509-995-4824 Cheney

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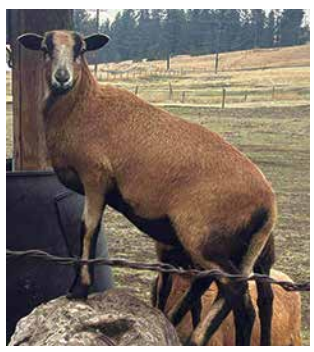

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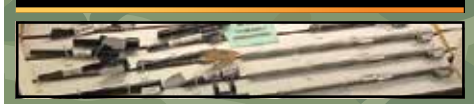

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| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 3 | 1 | 6 | 2 | 9 | 5 | 7 | 8 | 4 |
| 4 | 2 | 7 | 8 | 6 | 3 | 9 | 1 | 5 |
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| 6 | 5 | 2 | 1 | 7 | 4 | 3 | 9 | 8 |
| 9 | 7 | 4 | 3 | 2 | 8 | 6 | 5 | 1 |
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| H | O | E | S | ■ | L | C | D | ■ | ■ | S | K | A | L | D |

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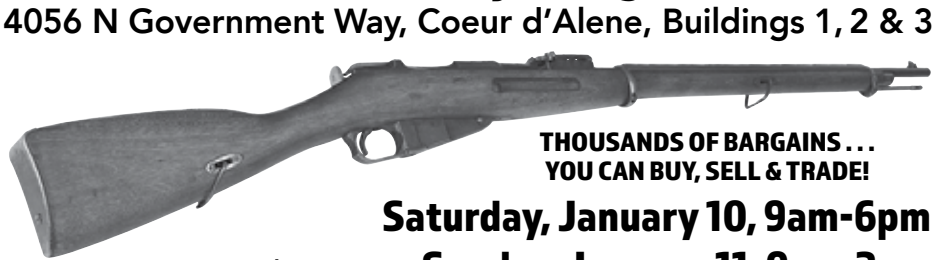
**THE WINNERS OF THE 33RD ANNUAL BUFFALO HUNT RAFFLE**
Held by Troy Lions Club located just outside of beautiful Troy, Idaho are Kara Beaudoin from Coeur d'Alene, Idaho; second prize went to Brad Baker from Moscow, Idaho & third prize went to August Fellows from Port Orchard, Washington. Congratulations to our winners & thank you to everyone that entered & supported Troy Lions Club. Look for the ad about the 2027 Buffalo Hunt starting in late November 2026. www.TroyLionsClub.org

COEUR d'ALENE
GUN SHOW
Kootenai County Fairgrounds
4056 N Government Way, Coeur d'Alene, Buildings 1, 2 & 3



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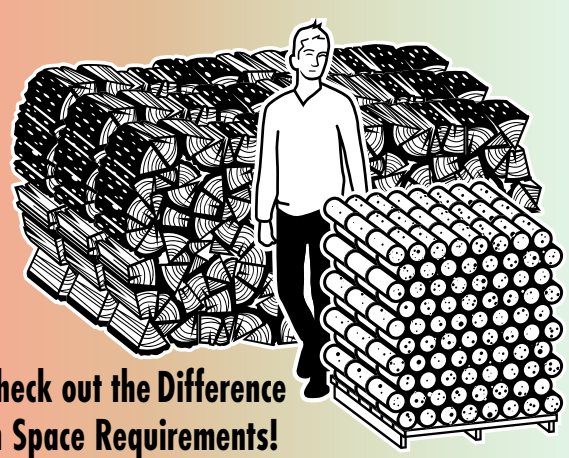

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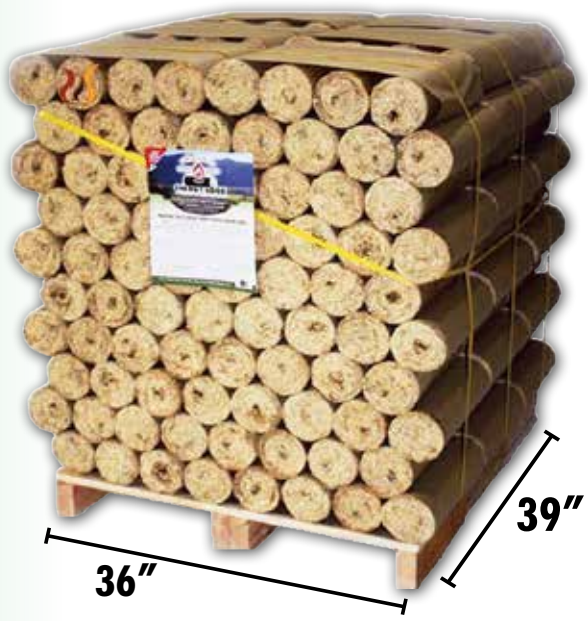


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Pre emission Cat C7 300hp, exhaust brake, 10 speed, air ride, diff lock, 3.91:1 ratio, 32000lb GVWR, new 11R22.5 tires, 11' body with stainless tool drawers, Stellar 10,000lb 3 section crane with wireless controls, VMAC hydraulic air compressor, Miller Bobcat 250 welder, oil recovery vac pump & tank, 191,000 miles. This is a very nice service truck, $85,000. More pictures at www.GreatNorthernEquip.com - Calls only, 509-535-4427 Spokane

**2007 HUMMER H1 HMMWV'S 1097R1**
6.5L GM diesel, 4x4, TH400 automatic, we have two 4 doors & one 2 door pickup, all three run & drive great, $9500 each. They have Washington titles. More pictures at www.GreatNorthernEquip.com Calls only, 509-535-4427 Spokane

**2013 JOHN DEERE 2454D PROCESSOR**
With Waratah 623C head, TimbeRite computer, 14,000 hours, 75% undercarriage, $70,000. www.GreatNorthernEquip.com Calls only, 509-535-4427 Spokane

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**2018 308 E2 EXCAVATOR**
Hydraulic thumb, straight blade, steel tracks with rubber inserts, 23" digging bucket & 47" clean out bucket, enclosed cab, heat & AC, 2600 hours, $75,500. Dave's Truck & Equipment, 208-263-3555 Sagle

**2017 KOMATSU XT445L-3 FELLER BUNCHER**
Quadco 24B 360 Hotsaw, 300hp Cummins, 6400 hours, excellent condition, $265,000. More pictures at www.GreatNorthernEquip.com Calls only, 509-535-4427 Spokane

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Real Estate Trends & Advice

# PLAN FOR THE FUTURE!

Whether you are planning on purchasing a home this year or in the future, proper preparation can make the process smoother, less stressful and more successful. Before you start browsing the internet to find that perfect home, it is important to take a few key steps to ensure you are financially ready and searching inside your means. No one wants to fall in love with a home only to find out it is out of reach financially.

**Talk to a lender early.** The first step is speaking with a lender or mortgage professional. A lender can help you understand how much home you can realistically afford, explain loan options, and outline expected monthly payments. They will review your credit score, down payment, and income. There are many loan types and programs available. Can you qualify for a loan, or do you need to take time to improve your credit and save a down payment?

**Improve Your Credit Score.** Your credit score plays a major role in determining your loan eligibility and interest rate. Making payments on time, paying down debt, and avoiding new credit inquiries can help improve your score. If you don't have a credit score yet, visit with your lender on how to responsibly build your credit. Even a small increase in your credit score may lead to better loan terms and savings over time.

**Saving for a down payment** is one of the biggest financial steps in buying a home. While some loans allow for lower down payments, having more saved can reduce your monthly payment and may eliminate private mortgage insurance (PMI). In addition to the down payment, plan for closing costs, inspections, and moving expenses. Setting up a dedicated savings account and creating a budget can help you stay on track.

**Budget and Expenses.** Take a close look at your monthly budget. Consider not only the mortgage payment, but also property taxes, insurance, utilities, maintenance, and potential homeowner association fees. Understanding your true housing costs will help you buy confidently without stretching your finances too thin.

**Needs and Goals.** Think about what you want in a home and how it fits your lifestyle. Consider location, commute times, schools, size, and future plans. Knowing your priorities will help narrow your search and keep you focused.

**Work with a Real Estate Professional.** A knowledgeable real estate agent can guide you through the process, answer questions, and advocate for your best interests. From understanding market conditions to negotiating offers, professional guidance can make a significant difference.


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Beautiful parcel with creek. Private homesite, well, septic system & power, high speed fiber optic internet installed. Located off Hwy 20 near Usk, $219,900. For more information contact Northwest Lands, www.NWLands.com or call 509-671-4353

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With southwesterly exposure & a wide variety of trees & wildlife. Mountain views, varied terrain. Several seasonal ponds, private but accessible, convenient for hunting, RVing, etc. Unimproved but options for power & fiber are available. Just 10 minutes to Diamond Lake, starting at $110,000. For more information contact Northwest Lands, www.NWLands.com or call 509-671-4353

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3 bedroom, 2.5 bathroom home, light & bright kitchen with a large deck for entertaining, & finished walkout basement. This is a beautifully updated & well cared for home in Northwood. 5507 N Colton Ln. For more information, call Joelle Chester, Windermere City Group, 509-998-6453, www.JChesterRealEstate.com

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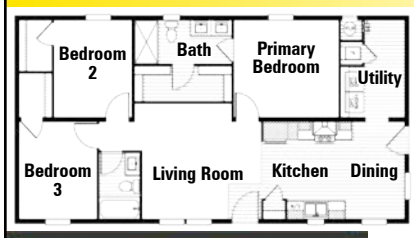


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**PASCO**

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### OPEN HOUSE SATURDAY JANUARY 10, 1PM-3PM

10510 W Richland Rd lot 86, Cheney. 2019 Manufactured home on oversized lot. 3 bedroom, 2 bathroom, with 2 stall carport in gated and fenced community. Conveniently located within the West Terrace area, offering easy access to I-90 and 10 minutes to downtown and 15 minutes to Fairchild AFB. This home offers an Open floor plan with vaulted ceilings in the family room. Entertaining kitchen with island kitchen counter. Large primary bedroom with attached bath. The Fenced yard is private and offers plenty of storage in the garden shed. Additional features are the covered BBQ area, raised flower beds , and easy care yard. Community maintains the common areas and snow removal. VA loan is assumable. Offered at $290,000. Call Bill Davis 509-701-1793, Home Lake & Land Real Estate

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4521 N Lidgerwood, Spokane. Attention investors! 3 bedroom, 2 bathroom bungalow, great for single family or utilize the outside entrance to the lower level for Airbnb, rental, traveling medial staff, or multi-generational living. 4521 N. Lidgerwood, Spokane. New Price! $325,000. Call Barb Frye at Amplify Real Estate Services, 509-220-4373

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### OPEN HOUSE SATURDAY JANUARY 10, 10AM-11:30AM

1602 E 53rd Ave, Spokane. This spacious 4 bedroom, 4 bathroom home features stunning box beam ceilings, wood flooring, & an inviting layout perfect for entertaining or relaxing. The generous primary suite offers a private retreat with a jetted tub & ample closet space. Downstairs, the full basement provides endless possibilities for an additional family room, home gym, or media space. Offered at $789,999, Shannon Beckner 509-710-4843, Coldwell Banker Tomlinson


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**Saturday, January 10, 10am-11:30am**

**1602 E. 53rd Ave, Spokane**
4 Bed, 4 Bath, Open & Spacious
**$789,999**
*Shannon Beckner, 509-710-4843*
*Coldwell Banker Tomlinson*

**Saturday, January 10, 1pm-3pm**

**10510 W. Richland Rd, Lot 86**
3 Bed, 2 Bath, Gated Community
**$290,000**
*Bill Davis, 509-701-1793*
*Home Lake & Land Real Estate*

**Sat & Sun, January 10 & 11 10-12pm, 1-3pm**

**1471 16th Ave Clarkston**
1 Level, Open Floor Plan, Fenced Yard
**$370,000**
*Sherrie Stephens, 509-552-3133*
*For Sale By Owner*

**Sunday, January 11, 11am-1pm**

**4521 N. Lidgerwood, Spokane**
3 Bed, 2 Bath, Attention Investors!
**$325,000**
*Barb Frye, 509-220-4373*
*Amplify Real Estate Services*

**Sunday, January 11, 12pm-3pm**

**6254 N. Cornwall St, Coeur d'Alene**
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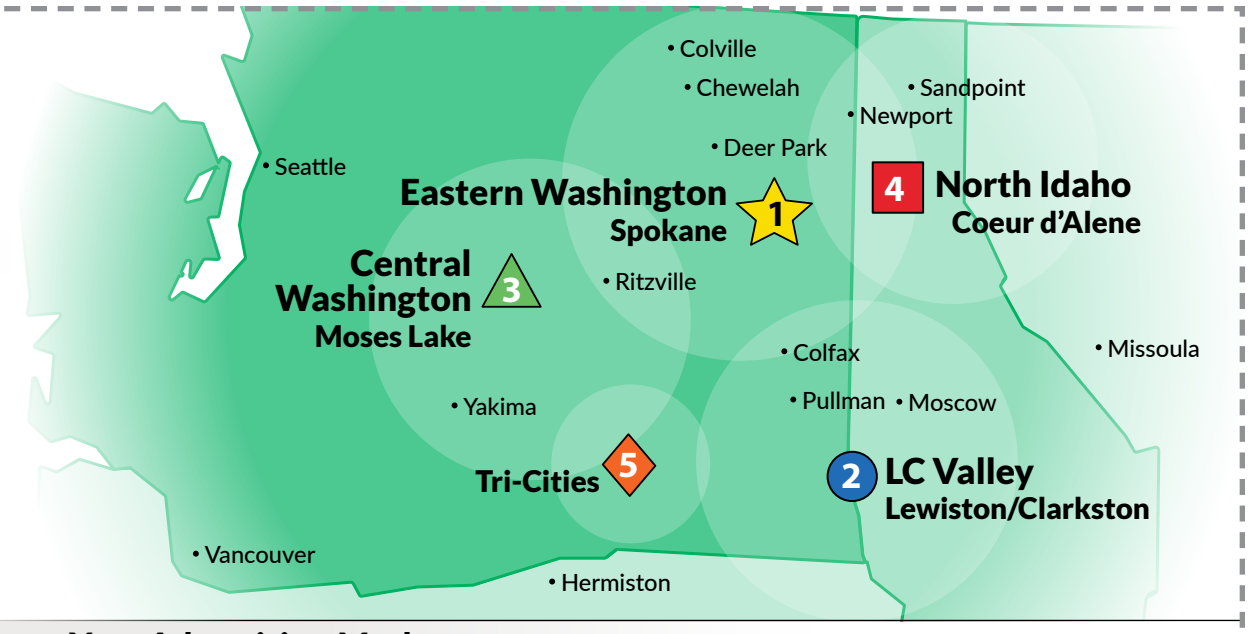


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# NW MOTORSPORTS Report

"Going fast is your job...Telling people about it is ours...!"

## JAKE SWIGER: 2025 QLISPE RACEWAY SUPER PRO CHAMPION

*Jake Swiger.*
*Jake Swiger photos*

AIRWAY HEIGHTS, Wash. — If Johnny Cash were still alive and wanted to pen new lyrics to his song, "I've been everywhere," he could have tagged along with Qlispe Raceway's Super Pro Eliminator 2025 champion, Jake Swiger.

His trips from home in Valley, Wash., located south of Chewelah, to Airway Heights to race were short by comparison to the rest of his 2025 season that saw Swiger, often accompanied by many if not all his family, travel the West in search of more success on the racetrack.

Locally he and his 1967 GTO collected 287 points, just enough to finish ahead of Greenacres, Wash. dragster competitor, Justin Jones with 278.

Consistency was the magic potion for Swiger's run to the title in the track's quickest bracket.

"We finished the season with a lot of quarter-finals semi-finals and runner up's but couldn't quite take the top spot at many races," he explained in an email.

In all Swiger, 43, estimates he put some 12,000 miles on his motor home and tow rig. "It was a steady every weekend since March in Tucson up until the Thanksgiving race in Vegas," he said.

"We took a whole month off and went from Tucson to Las Vegas got the kids licensed in Vegas and raced the GTO there," Swiger said. Then it was back to Phoenix and raced even more. Then they returned to Las Vegas for the "Spring Fling" with the GTO.

Add in trips to Firebird — both in Boise and Phoenix — Tucson, Woodburn, Bremerton, Renegade, Walla Walla and Mission in Canada.

He raced 10 separate tracks this year including the Division 6 ET finals in Mission, British Columbia representing Qlispe Raceway.

"For taking almost a 20-year break from racing while busy with raising a family, we jumped both feet in," Swiger said.

Aside from the Qlispe title, other notable efforts for Swiger in 2025 came at the Halloween Classic at Boise's Firebird.

Swiger is self-employed and supports what he called his "bad habit" by owning and operating Jake's Repair LLC where he works on diesel equipment repair and custom fab work with CNC plasma table.

"We also farm and sell hay throughout the summer," he added.

Dad is not the only champion in the family, either.

"Revy our youngest son is a junior dragster racer and captured the championship in Walla Walla this year," Swiger said.

Swiger wants to acknowledge his family who are an integral part of his operation, and success.

"I'd like to give thanks to my wife Amanda and my six kids — Matthew, Kassandra, Bradlee, Serenna, Jacob and Revy for allowing me the time I have spent away from home the last few seasons."

Also add to that "Scotty Wear, George Leblanc and Micheal Winston for all the advice throughout it all," Swiger said.

Swiger and his wife both raced in high school and during the Orville Moe days at the raceway. Both families were regulars at the track. Swiger is a 2001 graduate of Mary Walker HS in Springdale.

Following a break while raising a family, he returned to racing three years ago. Swiger was able to relaunch his racing pursuits in a 1967 Nova once owned by his father. His father sold the car about 10 years ago, but Swiger was able to locate it and return it to the family.

*Jake Swiger's 1967 GTO on the racetrack. Jake Swiger photos*

**SUPER PRO 2025 LEADERS**

| Pos. | Driver | Hometown | Car/bike | Points |
|---|---|---|---|---|
| 1 | Jake Swiger | Valley, WA | 1967 GTO | 287 |
| 2 | Justin Jones | Greenacres, WA | 2020 M&M Drag. | 278 |
| 3 | Doug Widhalm | Yakima, WA | 1969 Camaro | 230 |
| 4 | Michael Householder | Grandview, WA | 1973 Vega | 224 |
| 5 | Terry Holloway | Yakima, WA | 2003 Suzuki | 212 |

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